

The purpose of this newsletter is to inform property owners in the Community of some items of general interest.

Early History of Koitiata Recreation Reserve. The land constituting Koitiata Recreation Reserve was originally part of a pastoral licence held by Mary Ann Moorehouse of England. Her licence was for a term of 21 years from 1 March 1888.

In 1906 she applied for and obtained the Department's approval to subdivide the holdings and transfer portions to Mr. R.K. Simpson and Messrs C.W. & H. Wilson for the balance of the term. When the licence expired on 28 February 1909 it was offered for selection (as such licences contained no right of renewal) and the successful applicant insofar as Run 17 was concerned was Duncan Simpson.

In August 1913 your Council (County Council) made representation to the Department about acquiring an area of land at the mouth of the Turakina River for a seaside resort to meet the needs of the residents of Rangitikei. Council also indicated that the pastoral licensee, D. Simpson, was willing to relinquish his interest in 100 or more acres of his licence for such a purpose. This was shortly followed by written advice from Mr. Simpson in support of the proposal, conditionally that the proposed area be controlled by your Council.

After subsequent discussion between the three parties an area of 165 acres 2 roods was surveyed out of the pastoral licence.

Pursuant to Section 321 of the Land Act 1908 this area was set aside as a reserve for a public recreation ground. New Zealand Gazette 1916 page 642 refers.

As a result of the reduction in pastoral licence area Mr. Simpson's rental was adjusted proportionately taking effect from 1st September 1916. You will gather from this it is not strictly correct that Mr. Simpson gifted the land. The land was surrendered from his lease with his agreement and as a result of which he received a rental adjustment.

Subsequent to the gazettal as a reserve the land was by New Zealand Gazette 1917 page 789 brought under the provisions of Part 11 of the Public Reserves and Domains Act 1908 and named Koitiata Domain. By Gazette 1917 page 1120 the County Council was subsequently appointed to control and manage the domain.

The intention had always been that part of the domain be available for beach sections. Section 59 of the Reserves and Other Lands Disposal Act 1917 authorised the issue of leases for this purpose over areas not exceeding one quarter acre individually, the total area of the sections not to exceed one tenth of the total area of the domain. Forty one sections were surveyed out for this purpose (Rapaki Street) but very few were leased in the early days because of a sand blow problem. The problem however must have been resolved as all these sections are now occupied. Nevertheless because of the sand blow problem some residence were erected on an unsurveyed area (based on a scheme plan which showed an extension to the original surveyed area) and because of this owners of these residences latterly became known as squatters. The situation was finally sorted out in the 1950's when survey was completed to correctly fix the boundaries of all sections then occupied. In the early 1960's a further subdivision (SO 26255) was approved.

There are now 103 resident section in the Reserve.

Freeholding of Sections. Application to freehold sections had to be lodged with the Commissioner of Crown Lands before June 15th 1982. Those who made application to freehold their sections will have, or will in the next few days receive a Certificate of Title for their Section.

**This is an important document and will need to be produced if the section is sold or a mortgage is raised on the property.**

See that it is put away in a safe place and remember where you put it.

Community Centre. The building sited towards the end of Wainui Street, perhaps known as the Fire Station has been officiallt named as the Community building.

If is available for use by Community groups for meetings or functions. As funds become available the building will be lined and furnished and probably added to. A sink top has been offered to the Council by a resident. Matters being considered for attention are:-

1. Installing of heating points
2. Obtaining a tank - preferably 5000 gallons - to provide a supply of water for fire fighting and use in the hall.
3. Painting the walls and roof
4. Doing the necessary plumbing
5. Obtaining seats and a small table for the hall

In order that these jobs and others maybe undertaken a fund raising function such as (Housie) can be organised the Council feels a seperate Committee should be formed.

A note notifying property owners of a meeting to be held on Saturday 4th December at 2pm. for the purpose of electing such a committee is attached to this newsletter.

FUNDS. As a result of the efforts of some of the women in the Community and Mesdames Burberry and Leighton in particular approximately \$300 has already been raised. This money will be used on developing the community building.

Koitiata Community Council People may wonder how this Council came into being. In May 1980 the County Clerk wrote the following letter to the Turakina Beach Residents Committee :- The General purposes of a Community Council are:-

- (a) To co-ordinate and express to the County Council the views of the Community on any matter of concern to the community; and
- (b) After consulting and obtaining the consent of the County Council, to take such action in the interests of the community with respect to any matter of concern to the community as is appropriate, expedient and practicable; and
- (c) To undertake encourage, and co-ordinate activities for the general well being of the residents of the community; and
- (d) To perform such functions and exercise such powers as may from time to time be delegated to it by the County Council under section 632 of this Act or under any other Act.

Under section 632 of the Act this County Council may delegate to the Community Council any functions which in its opinion could best. be handled by the Community Council except for the following:-

- (a) The powers under the Public Works Act and the Town and County Planning Act.
- (b) Power yo borrow money, to make a rate, to make Bylaws or to enter into contracts.
- (c) The power to own property.
- (d) The power to appoint or remove staff.

The Community Council is deemed to be a committee of the County Council.

A meeting of Koitiata Section holders held on 2nd August 1982 supported the constitution of a Community within the Rangitikei County.

A special Order constituting the Koitiata Community was confirmed at a meeting of Rangitikei County Council held on 9th October 1980 and the Community came into being on 1 April 1981.

The Council consists of seven members four representing permanent residents and three representing other property holders.

The Councillors were elected by postal ballot and will hold office until the next local body elections in 1983.

The present Councillors are:-

|                    |                      |                           |
|--------------------|----------------------|---------------------------|
| Mr. A.J.E. McIndoe | JP. Chairman         | Wainui St. Turakina Beach |
|                    | Chartered Accountant |                           |
| Mr. N. Abbott      | Painter              | Wainui St. Turakina Beach |
| Mr. J.N. Richards  | Photographer         | 264 St. Hill St. Wanganui |
| Mr. J. Iremaine    | Contractor           | 14 Jackson St. Wanganui   |
| Mr. A. McKenzie    | Butcher              | Kapaki St. Turakina Beach |
| Mrs M. Burberry    |                      | Wainui St. Turakina Beach |
| Mrs. K. Robb       | Married Woman        | 133 Mt. View Rd. Wanganui |

Fire Equipment. A portable pump and hose together with a siren and sets of beaters have been supplied by the Forestry Department. The equipment will be housed in the Hall building. It is hoped in the near future to get a light trailer for transporting the equipment in time of emergency. A system of calls by the siren is being arranged by Mr. N. Abbott.

In case of an emergency a key for the Hall will be placed in a glass fronted box beside the side door of the Community building. I understand several residents have offered to help make a trailer and our thanks go to them for their offer.

Cows. The Committee has had continuing discussions with County representatives about the dairy cows using the road daily. The Council had a meeting in the Turakina Hall last year with farmers using Beach Road with satisfactory results in all but one case -

Mr. Johnston now moves his cows through his own property and they only cross the road in one place.

The County levelled the sides of the road in one area so that the cows could be encouraged to walk on the grass. An employee on a motorbike was going to ride along beside the cows and encourage them to use the grass verge. This has not been done and as a result the tendency is to let the cows out onto the road and to wander along in their own way.

According to the County an alternative bridge was being prepared to keep the cows off the road bridge. Nothing seems to be happening as yet on this matter. Mr. Vincent the County Overseer assures us that progress is being made to improve the cow situation.

Domain. Camping grounds. Suggestions have been made to the County that the camping area be moved to a spot adjoining the present conveniences and that the flat area adjoining the conveniences be developed into a recreation area. The suggestion is that the present Domain area then be roaded and subdivided into building sections.

If the caravan area is left in its present location sooner or later pressure will be put on the Council to provide conveniences in the adjoining area. They could cost up to \$20000. By shifting the camping area nearer the present conveniences this cost would be avoided.

Conveniences. As seems to be a common occurrence the building is being dirtied and defaced. The Council would be pleased if anyone seeing any offences being committed would report it to a Councillor.

Notice Board. A notice board has been erected at the corner of Wainui Streets and in a few days a map will be placed in it and will be marked to show important spots in the Koitiata settlement.

Animals. Complaints have been made recently of stock being allowed to roam in the settlement and not being provided with sufficient food and water.

Will residents with stock please see that proper care is taken of them. The County By-laws have provision for action to be taken if necessary.

Christmas Gathering . In an effort to promote fellowship in the settlement it is suggested that a gathering be held at the Community Building 8 pm Saturday 18 December. Opportunity to discuss this proposal will be taken at the meeting to be held on 4th December next. It could well be an opportunity for the new Committee to organise its first function.

KOITIATA COMMUNITY COUNCIL  
A.J.L.McINDOE, CHAIRMAN

#### MEETING

A MEETING OF SECTION HOLDERS AND RESIDENTS OF KOITIATA SETTLEMENT WILL BE HELD IN THE COMMUNITY BUILDING WAINUI STREET ON SATURDAY 4th DECEMBER 1982 AT 2.p.m.

BUSINESS. TO ELECT A COMMITTEE TO ORGANISE FUNCTIONS AT THE COMMUNITY BUILDING.

GENERAL

A.J.L. McINDOE  
CONVENOR

RANGITIKEI COUNTY COUNCIL

RECORD OF A MEETING OF THE RATEPAYERS AND RESIDENTS OF KOITIATA HELD  
IN THE TURAKINA SCHOOL HALL, TURAKINA ON SATURDAY, 26 MARCH 1983 AT 9.30 A.M.

PRESENT: Councillors N.N. Abbott, J.H. Richards, A.J.L. McIndoe, M. Burbery, L.J. Tremaine, S.V. Robb, A.D. McKenzie and G.J.W. Briant (Otakapu Riding Member).

A. Nation, R. J. Price, M. Leighton, K. S. Huddleston R. B. Jurgens, L. Litchfield, H. Farr, M. Farr, T. J. Widt, B. Calkin, J. Sheridan, A. C. Voss, L. H. Cornish, F. J. Young, R. Te Huia, L. Smith, K. Robb, R. J. Hill, A. G. Unsworth, E. C. Hammond, M. R. Hammond, M. F. Bostock, M. A. Parker, N. A. Parker, M. K. Osborne, G. F. Osborne, E. L. McLeay, S. Arthur, B. Bayley, M. Blythe, G. Austin, T. Hunt, P. A. Lucas, J. Blythe, G. P. Clark, L. M. Wills, W. A. Wills, E. R. Ross, P. K. Rawcliffe, L. E. Hancox, C. H. Hancox, B. Leighton, A. D. McKenzie, C. Fraser, N. Fraser, P. Fraser, T. Jurgens, F. Pedley, V. Pedley, A. Sheridan, E. Philpott and G. Philpott

Also present the County Clerk, the County Engineer, the County Overseer and the Rates Clerk.

APOLOGIES:

Mr A. Nation, Mr & Mrs Newman, Mrs Abbott, Mr & Mrs L.R. Weller and Mrs N. Cameron.

GENERAL BUSINESS:

Future subdivision of Koitiata

The County Clerk advised that the County Council has purchased two parcels of land from the Department of Lands and Survey for subdivisional purposes and the establishment of a camping ground, the total area was 4.45 hectares.

The proposal was to draw up a subdivision for that area which has already been levelled and developed as a Reserve and to move the camping ground to the foreshore adjacent to the toilet blocks. The remaining area was to be developed at a future date.

Considerable discussion followed this proposal. Points raised included:

- (1) Standards required
- (2) Approximate cost of sections
- (3) Who pays for the cost of development of the subdivision
- (4) What effect the subdivision would have on values of present properties

The County Clerk advised that the County would be undertaking the cost of planning and development of the subdivision. No costing had been done and therefore no accurate estimate on the cost of each section could be given although present indications would put the figure at \$5,000.00. The standard of subdivision would be appropriate to a beach settlement. The subdivision would have some effect on the value of the present properties at Koitata but it would not necessarily have any effect on the rates. In fact, because there will be more rateable properties the rates could be reduced in comparative terms.

Moved: Mr B. S. Bayley

"That the Reserve and Camping Ground remain in the same area that they presently occupy and that the staff of the Rangitikei County Council prepare a subdivision for the remaining half of the domain area recently purchased by the Rangitikei County Council."

Seconded: Mr G. F. Clark and carried.

#### Resiting of Camping Ground

As the proposed subdivision of the Domain area in which the Camping Ground is presently sited is not going ahead, the Camping Ground will not be resited.

#### Community Centre

It was advised that the fire shed was available for Community purposes at a charge of \$5.00 per night.

A social Committee was formed to organise further social functions. Those nominated to for the social committee are:

Mr Rex Price  
Mr Terry Hunt  
Mrs Rangi Hunt  
Mr Geoffrey P. Clark  
Mr Leslie Smith  
Mrs Margaret Blythe

#### Fire Drill

Ratepayers and Residents expressed concern that no one was trained to operate the fire equipment. Councillor Abbott pointed out that the New Zealand Forest Service gave a practical demonstration on 25 September 1982, and very few residents turned up for the demonstration.

It was decided to hold another fire drill on Saturday, 9 April 1983 at 9.00 a.m. at the Community Centre for the purpose of forming a volunteer fire brigade and to hold another demonstration, all section holders would be circularised of the time and place.

It was pointed out that several of the vacant sections were overgrown and presented a potential fire hazard.

Councillor Abbott advised that he had devised a system of signals for the fire siren. Short blasts would indicate a fire in the village area and a long continuous wail would signify a Civil Defence or emergency.

OTHER BUSINESS:

Local Body Elections:

The County Clerk advised that the Electoral Roll would be open for public inspection on 17 June 1983. The Election will be held on Saturday, 8 October 1983. Nominations for election would be called on 1 August 1983 and nominations would close at noon on Tuesday, 2 September 1983.

There are seven positions available on the Council, if 7 members are nominated there will be no election. Those nominated will become the Koiitiata Community Council. If more than 7 members are nominated an election will be held in the normal manner.

Those eligible to be nominated to the Council are persons with a ratepayer qualification, usually the person shown first on the valuation roll is the ratepayer. This person can reside in the community or outside. A resident can also be nominated for the Council but must actually reside within the Koiitiata Community.

Public Toilets

Mrs Leighton has advised that she wishes to discontinue her duties cleaning the public toilets, however, she will continue her duties until a suitable replacement is found. Any person wishing to fill the position should contact the County Overseer.

Roading

Ratepayers and Residents advised that the surface of Rapaki Street was not upgraded satisfactorily and that water was flooding and running into the sewerage systems of nearby properties. The County Overseer advised that the uneven road surface will be corrected in the next financial year when the road is sealed and that the drainage problem will be taken care of at the same time.

Cattle

The ratepayers and residents advised of their concern at the use of the Turakina Beach Road as a cattle race because of the damage to the road and to vehicles using the road.

The County Overseer advised that talks were continuing with the farmer concerned and that a bridge will soon be constructed to remove the congestion on the one-way road bridge.

There being no further business the meeting closed at 11.30 a.m.