

TOWN OF KOITIATA.

SEASIDE BUILDING-SITES FOR LEASE BY PUBLIC AUCTION

The undermentioned sections will be offered for lease by PUBLIC AUCTION at the
CORONATION HALL, MARTON, at 3 o'clock p.m., on

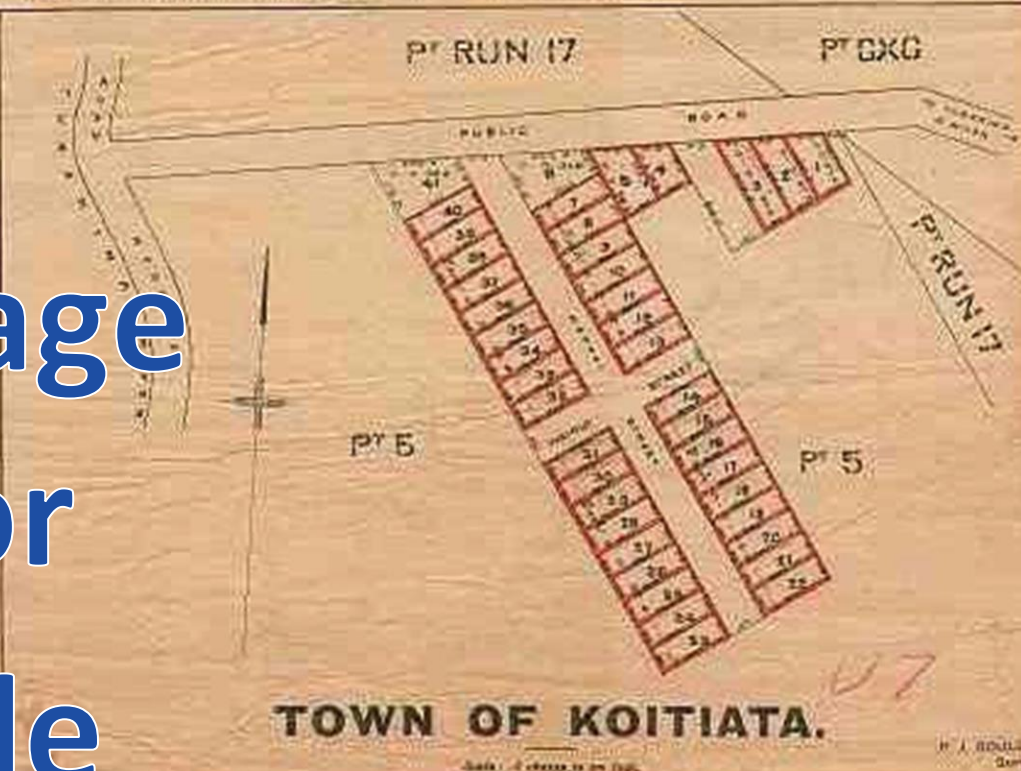
TUESDAY, the 18th FEBRUARY, 1919.

Under Part II of the Public Reserves and Domains Act, 1908.

TOWN OF KOITIATA. Block I, Kaitiata Survey District.

Section No.	Area.	Dist. Approx. Acres.
1	A 2 7	2
2	0 0 274	1
3	0 0 275	1
4	0 0 276	1
5	0 0 277	1
6	0 0 278	1
7	0 0 279	1
8	0 0 280	1
9	0 0 281	1
10	0 0 282	1
11	0 0 283	1
12	0 0 284	1
13	0 0 285	1
14	0 0 286	1
15	0 0 287	1
16	0 0 288	1
17	0 0 289	1
18	0 0 290	1
19	0 0 291	1
20	0 0 292	1
21	0 0 293	1
22	0 0 294	1
23	0 0 295	1
24	0 0 296	1
25	0 0 297	1
26	0 0 298	1
27	0 0 299	1
28	0 0 300	1
29	0 0 301	1
30	0 0 302	1
31	0 0 303	1
32	0 0 304	1
33	0 0 305	1
34	0 0 306	1
35	0 0 307	1
36	0 0 308	1
37	0 0 309	1
38	0 0 310	1
39	0 0 311	1
40	0 0 312	1
41	0 0 313	1
42	0 0 314	1
43	0 0 315	1
44	0 0 316	1
45	0 0 317	1
46	0 0 318	1
47	0 0 319	1
48	0 0 320	1
49	0 0 321	1
50	0 0 322	1
51	0 0 323	1
52	0 0 324	1
53	0 0 325	1
54	0 0 326	1
55	0 0 327	1
56	0 0 328	1
57	0 0 329	1
58	0 0 330	1
59	0 0 331	1
60	0 0 332	1

Village
For
Sale



GENERAL DESCRIPTION.

KOITIATA is situated near the mouth of the Tairāwhiti River and within easy distance of the sea and other roads.

The numerous alluvial flats are situated in a very sheltered valley protected by low sand dunes and provide good sites for the erection of buildings.

LOCALITY-PLAN

Showing the position of

KOITIATA

and its proximity to Marton.

Tairāwhiti, Waikato, A.C.

Conditions of Sale.

THE TOWN OF KOITIATA, with 60 of its 100 sections of land and the Public Road, is for sale by auction.

Section 221 of the Public Reserves and Domains Act, 1908, applies to the sale.

Further conditions in respect of the sale of the land are contained in the plan.



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Village For Sale

The village's site had been chosen, sections were surveyed, and then 39 sections were auctioned in February 1919.

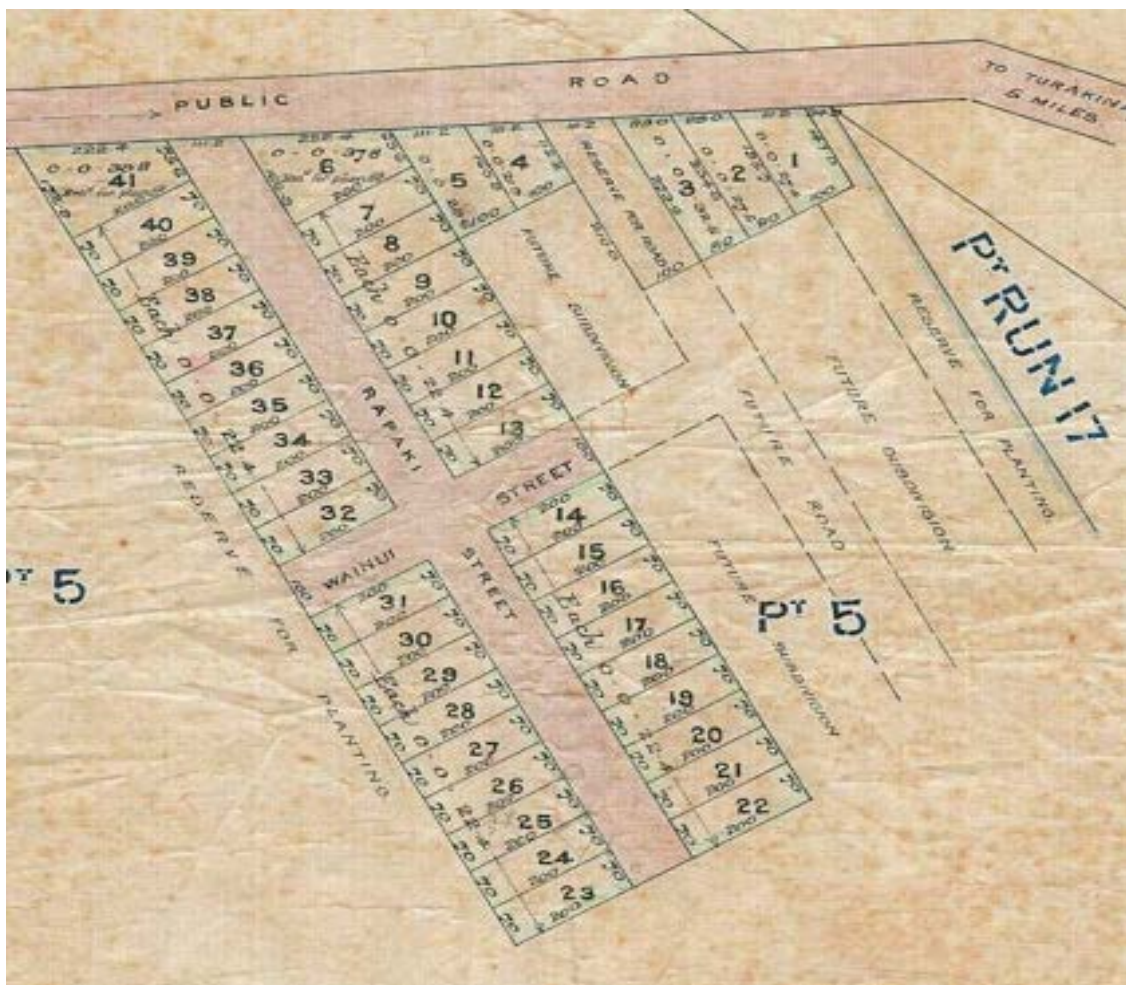
When the sections were made available in 1919, they were not freehold, but were in the Reserve and to be leased from the Crown via the Koitiata Domain Board which was a 'committee' of the Rangitikei County Council.

They were offered for lease at an *"upset annual rental of £1"* meaning that the minimum annual lease would be £1 (£1 = \$2). A news report dated 18 February 1919 indicates that the first seven sections were sold at the auction that day.

Higher rental bids for more desirable sections are evident from the annual report of the Koitiata Domain Board which states that owners had leased *"sections at from £1 to £1 4s 6d per annum..."*.

A news item a year later in March 1920 states that at that date a total of 11 sections had been *"... disposed of ..."*.

A Condition of Lease was, *"Lessee to take precautions to prevent sand drift ..."*. But as they were to learn, that was going to be a very difficult and drawn-out process.



TOWN OF KOITIATA.

SEASIDE BUILDING-SITES FOR LEASE BY PUBLIC AUCTION.

The undermentioned sections will be offered for lease by PUBLIC AUCTION at the
CORONATION HALL, MARTON, at 3 o'clock p.m., on
TUESDAY, the 18th FEBRUARY, 1919.

Under Part II of the Public Reserves and Domains Act, 1908.

TOWN OF KOITIATA. Block I, Koitiata-Survey District.

Section No.	Area.	Type Annual Rent.
1	0 0 274	1
2	0 0 275	1
3	0 0 276	1
4	0 0 277	1
5	0 0 278	1
6	0 0 279	1
7	0 0 280	1
8	0 0 281	1
9	0 0 282	1
10	0 0 283	1
11	0 0 284	1
12	0 0 285	1
13	0 0 286	1
14	0 0 287	1
15	0 0 288	1
16	0 0 289	1
17	0 0 290	1
18	0 0 291	1
19	0 0 292	1
20	0 0 293	1
21	0 0 294	1
22	0 0 295	1
23	0 0 296	1
24	0 0 297	1
25	0 0 298	1
26	0 0 299	1
27	0 0 300	1
28	0 0 301	1
29	0 0 302	1
30	0 0 303	1
31	0 0 304	1
32	0 0 305	1
33	0 0 306	1
34	0 0 307	1
35	0 0 308	1
36	0 0 309	1
37	0 0 310	1
38	0 0 311	1
39	0 0 312	1
40	0 0 313	1



TOWN OF KOITIATA.

Scale: 1 inch to an acre.

H. J. GOULD,
Surveyor,
Marton.

GENERAL DESCRIPTION.

KOITIATA is situated near the mouth of the Turakina River and within easy distance of the sea and river beaches.

The sections offered for lease are situated in a nicely sheltered valley protected by low sand hills, and provide good sites for the erection of seaside cottages.

The locality has been a favourite camping ground for a number of years for residents of the Palmer and Turakina Districts.

Barren, stony ground can be found in the neighbourhood, and there are good bathing beaches.

The sections are mostly covered with vegetation, and can be improved by advantage by planting suitable shrubs, grasses, etc.

Access is by a public road from Turakina, about ten miles distant. The road is metalled for about three miles and finished in within easy distance of the sections.

Particulars can now be seen in the sections, but owing to public interest, and other sections can be seen only by reference to the plan of the town.

LOCALITY-PLAN showing the position of KOITIATA and its proximity to Marton, Turakina, Waipara, etc.



Scale: 1 inch to an acre.

Conditions of Sale.

The first year's rent, together with the cost of all 14-16 for preparation of lease and the stamp duty, to be paid on day of auction.

Leases to be made within two months of date of sale, where the interest will be taken in sections.

Particulars in respect of any of the sections offered may be obtained at the sale.

Abstract of Conditions of Lease.

1. Leases to be paid yearly in advance.
2. Leases to be paid in full.
3. Leases not to be made without the consent of the Government.
4. Leases to be made within two years of date of sale, and to be made in full.
5. Leases to be made within two years of date of sale, and to be made in full.
6. Leases to be made within two years of date of sale, and to be made in full.
7. Terms of lease (including years, to be made in full, and to be made in full).

Printed copies of the lease forms may be seen at the office of the Rangitikei County Council, High Street, Marton, and the office of the Liddell Town Board, Turakina.

Palmerston North County Council Office,
22/10/19.

HAROLD H. RICHARDSON,
Secretary, Rangitikei County Council.

The Rangitikei Advocate

February 6, 1919

SEASIDE BUILDING SECTIONS

Attention is drawn to the advertisement in another column announcing the auction sale on the 18th inst. of seaside building sections at Koitiata, near the mouth of the Turakina River. The sections are within the Domain of some 170 acres, which is vested in the Rangitikei County Council and special legislation was obtained to enable sites to be leased for building purposes. The Turakina Beach is the nearest point of approach to the sea coast for the Marton and surrounding districts, and residents who desire to erect a seaside cottage should not miss this opportunity of securing at a small annual cost a suitable site for the purpose.

TOWN OF KOITIATA.

SEASIDE BUILDING SITES FOR LEASE BY PUBLIC AUCTION.

THE Sections in the above Township, situate near the mouth of the Turakina River, will be offered for Lease by Public Auction at the CORONATION HALL, MARTON, at 3 o'clock p.m. on TUESDAY, the 18th February, 1919.

Copies of the lithograph plans can be obtained at the office of the Rangitikei County Council, Marton, from Mr R. J. Glasgow, Clerk to the Lethbridge Town Board, Turakina, or from the Auctioneers, Messrs Abraham & Williams, Ltd., Marton.

HAROLD H. RICHARDSON,

Secretary,

Koitiata Domain Board.
Marton, 4th Feb., 1919.

The Rangitikei Advocate

February 18, 1919

KOITIATA BEACH SECTIONS AUCTIONED

There was a fair attendance at the Coronation Hall, Marton, yesterday afternoon when seaside building sites in the town of Koitiata, on the Turakina river bed, were submitted by public auction. The following sections were sold:—Section 2, H. Waitera; 3, J. D. Morton; 30 and 31, J. H. McLean; 32, A. Way; 33, G. Morris; 34, W. D. McLeod. Building sites can be obtained on application to Mr H. H. Richardson, the Rangitikei Council Chambers, at the upset rental price of £1 per year.

The Rangitikei Advocate

January 3, 1922

SECTIONS AT KOITIATA

SEASIDE COTTAGE.

KOITIATA, TURAKINA BEACH.

Area 22 perches, Government lease at £1 per annum for 21 years. Cottage erected on concrete foundations and floor. Two rooms with range and open fireplace; 8 sleeping berths, small store-room, quantity of furniture, chairs, tables, six beds, kitchen utensils and crockery sufficient to accommodate a party of eight. Section well grassed and fenced. The lot as it stands for £135. Immediate possession.

F. R. H. BRICE,

LAND AND INSURANCE AGENT,
MARTON.

The Rangitikei Advocate

January 12, 1922

GROWTH OF KOITIATA

A good number of people are living at the beach. The new township there has received the name of Koitiata. A road has been formed, several cottages erected, and others are living in tents. The beach is exposed, bare and sandy, yet seems popular with those who love to be near the sea.

The Rangitikei Advocate

January 24, 1924

Turakina Notes

(From our Own Correspondent.)

Koitiata, the popular seaside resort at the mouth of Turakina River, has been well patronised of late. The fishing has not been all that could be desired, which is probably due to the windy weather experienced.

The Rangitikei Advocate

March 1, 1920

SECTIONS AT KOITIATA

The annual report of the Kotiata Domain Board, which controls the Turakina seaside township, shows that eleven sections have been disposed of at from £1 to £1 4s 6d per annum, and it is anticipated that the remainder of the sections will soon be disposed of. It is hoped to secure a further improvement of the road leading to the Domain, and the Board recommended that a commencement be made with the planting of trees.

KOITIATA DOMAIN BOARD.

12th March 1920.

The Valuer General.

Wellington.

Koitiata Township

Kindly note that the following sections of the above Township have been leased to the persons mentioned for a period of 21 years from the dates given in each case.

No. of. Sec.	Name of Lessee	Address & Occup.	Annual Rent.	date from
14	Way. Percival Arthur.	Farmer Marton.	£1 : 0 : 0	1st Feb. 1920.
17.	Stroud. Claude Barney & Second Hand Harry Herbert	Dealer & Architect Wanganui.	1 : 0 : 0	1st Jan. 1920.
22.	Waitere. Henare.	Farmer. Turakina	1 : 0 : 0	1st Jan. 1920.
26.	Yarrow. Alfred	Baker. Turakina	1 : 0 : 0	1st Mar 1920.
27.	Rink. Richard Robert.	Carpenter. Turakina	1 : 0 : 0	1st Feb. 1920.

~~County Clerk~~
Secretary
Koitiata Domain Board.

KOITIATA DOMAIN BOARD.

30th March 1920.

The Under-Secretary,
Department of Lands and Survey.
Wellington.

Sir,

Koitiata Township.

I have the honor to forward to you herewith for signature by His Excellency, The Governor-General, the under-mentioned leases drawn and signed by the lessees in triplicate.

Sect. 14.	Percival Arthur Way.
" 17.	Claude Barney and Harry Herbert Stroud.
" 22.	Henare Waitere.
" 26.	Alfred Yarrow.
" 27.	Robert Richard Rink.

If the lessees copies are returned to me, I will see that they are handed to the persons entitled to receive them.

I have the honor to be,

Sir,

Yours obediently

Secretary
Koitiata Domain Board.

Chas Brown

and. April 10th 1920

Dr. to

Wm Richardson &
J. Brown

Legal Expenses
preparation lease

Total, £ 3-3/-

W. H. Richardson
J. H. Brown

Warton

Wm. H. H. H. H.
Signature of Officer authorized to Certify.

Wm. Richardson
W. Brown

One
Twenty
for each of two
months of
work.

KOITIATA DOMAIN BOARD.

Rangitikei County Council Office.

MARTON, .19th..August.....1920.

To

.....

.....

Dear Sir,

I enclose herewith lease of Section Township of
Koitiata. Please acknowledge receipt on the form at foot.

Yours faithfully,

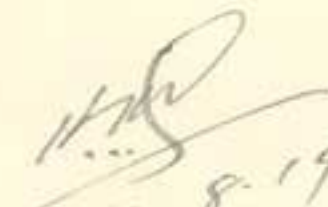
HAROLD H. RICHARDSON,
County Clerk.

Received from the Koitiata Domain Board Lease of Section No.
Township of Koitiata.

Date.....

Signature

2	R R Runk	Carpenter	Turakina	Sect.	27
	P R way		Wairarapa		14
	Alfred Varrow		Turakina		26
	Henare Waitere				22
	CB & HH Stroud	73 Redway	Wanganui		17


19. 8. 1920

SCHEDULE

Name of Lessee.	Sec.	Area.			Date Lease Expires.	Annual Rent.
		a	r	p		
Morton J.D. E.	8	0	0	32.5	31-3-1940	1 : 0 : 0
Stroud. C.B. & H.H.	17	0	0	22.4	31-12-1940	1 : 0 : 0
Northover Jos.	18	0	0	22.4	31-3-1940	1 : 0 : 0
Oldfield D.	19	0	0	22.4	31-3-1940	1 : 0 : 0
Oldfield D.	20	0	0	22.4	31-3-1940	1 : 0 : 0
Waitere H.	21	0	0	22.4	31-3-1940	1 : 0 : 0
McLean J.H.	30	0	0	22.4	31-3-1940	1 : 4 : 0
McLean J.H.	31	0	0	22.4	31-3-1940	1 : 4 : 6
Way A .	32	0	0	22.4	31-3-1940	1 : 0 : 0
Morris G.W.D.	33	0	0	22.4	31-3-1940	1 : 0 : 0
McIndoe W.D.	34	0	0	22.4	31-3-1940	1 : 0 : 0
Way P.A.	14	0	0	22.4	31-1-1941	1 : 0 : 0
Waitere H.	22	0	0	22.4	31-12-1940	1 : 0 : 0
Yarrow A.H.	26	0	0	22.4	28-2-1941	1 : 0 : 0
Rink R.R.	27	0	0	22.4	31-1-1941	1 : 0 : 0
2 1 26.1.						15 : 8 : 6

(2)

The names of the lessees and the numbers of their respective sections are as follows:-

A.H.Yarrow	Section	26
R.R.Rink	"	27
H.Nott	"	29
J.H.McLean	"	30
do.	"	31
A.Way	"	32
G.W.D.Morris	"	33
W.D.McIndoe	"	34
A.Findlay	"	35

A map is attached showing the proposed scheme of township extension.

SCHEDULE.



Name of Lessee	Sec.	Area a. r. p.	Date Lease Expires.	Annual Rent.
Morton J.D.E.	3	0 0 32'5	31.3.1940	£1 : 0 : 0
Bevan George	13	0 0 22'4	31.1.1942	1 : 0 : 0 <i>£4-0-0</i>
Way P.A.	14	0 0 22'4	31.1.1941	1 : 0 : 0 <i>£3-0-0</i>
Way C.E.	15	0 0 22'4	31.1.1941	1 : 0 : 0 <i>£3-0-0</i>
Way Arthur	16	0 0 22'4	31.1.1942	1 : 0 : 0
Connors W.B.	17	0 0 22'4	31.12.1940	1 : 0 : 0
Wainwright Mildred A.	18	0 0 22'4	31.3.1940	1 : 0 : 0
Oldfield D. Mrs.	19	0 0 22'4	31.3.1940	1 : 0 : 0 <i>£3-0-0</i>
Oldfield D. Mrs.	20	0 0 22'4	31.3.1940	1 : 0 : 0 <i>£3-0-0</i>
Waitere Estate Henare	21	0 0 22'4	31.3.1940	1 : 0 : 0
Waitere Estate Henare	22	0 0 22'4	31.12.1940	1 : 0 : 0 <i>£1-</i>
Rofe C.A.	26	0 0 22'4	28.2.1941	1 : 0 : 0 <i>£2-</i>
Rink R.R.	27	0 0 22'4	31.1.1941	1 : 0 : 0 <i>£2-</i>
Nott Henry	29	0 0 22'4	31.1.1942	1 : 0 : 0 <i>£1-</i>
McLean J.H.	30	0 0 22'4	31.3.1940	1 : 4 : 0 <i>£3-2-0</i>
McLean J.H.	31	0 0 22'4	31.3.1940	1 : 4 : 6 <i>£3-12-6</i>
Morris G.W.D.	33	0 0 22'4	31.3.1940	1 : 0 : 0 <i>£3-</i>
McIndoe W.D.	34	0 0 22'4	31.1.1942	1 : 0 : 0 <i>£1-</i>
Findlay A.	35	0 0 22'4	31.1.1942	1 : 0 : 0 <i>£3-</i>

31/3/36.

2a 3r 35'7p

219 : 8 : 6

31.3.1936.

I do solemnly and sincerely declare that the foregoing report is correct and

and I am not aware of any receipt or expenditure of the