

The Rangitikei Mail

January 22, 1982

Freeholding Favoured at Turakina Beach

A meeting of Turakina Beach residents was unanimously in favour of freeholding their sections at the beach, last Saturday. The meeting was called by the Koitiata Community Council and the Rangitikei County Council.

The sections are on Crown land and are presently leased by the County Council. All are valued at between \$2400 and \$2500, though

KOITIATA BEACH SUBDIVISION, LOT 10 DP 26092

I refer to previous correspondence concerning the Land Settlement Board's proposal to offer permanent tenure to the leaseholders of the Koitiata Beach sections. I am now in a position to advise you of details of the Board's offer and request the necessary monies.

You have previously indicated to me that you wished to freehold the above property for cash and freehold title will be available on payment of \$1900 plus a \$10 title fee.

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Section Freeholding

When Koitiata village sections were made available they were not freehold, they were in the Reserve and leased from the Crown. A document quotes annual leases in 1962 being £10 (\$20), with a right of renewal at 21 years and review every 7 years.

A 1974 report by the Domain Board gives a good outline of the lease system and cost to the section owners at that time.

In August 1978, a Koitiata residents meeting was advised *that "... with the passing of the Reserves Act 1977 the existence of the Beach Settlement becomes an anomaly."* It was moved that the RCC take up the matter on their behalf with government.

As the land area was a reserve, that designation for the land of Koitiata Township had to be revoked by government. The land within the village then became non-reserve Crown Land in 1982.

The changes allowed residents to be offered two freeholding options, *"Purchase for Cash, or Purchase with Deferred Payment."* A third option was to continue with the present lease.

Examples of the freeholding cost; a Rapaki street section was \$1900, (Land Value at the time being \$2300). The freeholding price for a Wainui street property was \$1800.

All the other land not leased by residents within the village was also freeholded and sold to RCC by the Crown. The remainder of the reserve, to the south of the village, retained its status, and the area is now formally titled the Koitiata Domain Recreation Reserve.

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. Waitere; 3, J. D. Morton; 30 and 31, J. H. McLean; 32, A. Way; 33, G. Morris; 34, W. D. McIndoe. 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

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.

D/1/2

November 13th, 1962

Mrs Joyce A. Young,
Secretary,
Turakina Beach Residents Association,
44, Koromiko Road,
Gonville,
MANGARUI

Dear Madam,

Mr. Connors has referred your letter of 24th October to me for reply.

The points raised in your letter are answered as follows:-

- (1) The provision of power to the settlement was taken up with the Power Board some months ago. Following a request from the former Chairman of the Association the Council sent a circular re power connection to all residents and it was ascertained that thirtyfive residents were interested in connecting to power supply. An approach was then made to the Power Board.
A copy of the Power Board's reply is enclosed for your information.
It was subsequently advised by the Power Board that the annual guarantee would probably be \$450. As the Council has no authority to make this guarantee no further action was taken beyond advising the former Chairman of your Association of the position.
- (2) The rates from the area are not accounted for separately. They form part of the general funds of the County. The annual rentals from the sections are accounted for separately and must be utilised within the Domain area. The account appears each year in the published Annual Accounts of the Council. Receipts last year amounted to \$184.18.8. consisting of \$172 rentals and \$12.18.8. P.O.S.B. interest. Payments were \$274.6.0, the main item being \$144 for survey fees for the new area, the balance being for labour and machinery hire for work in the Domain. The funds in hand at 1st April 1962 were \$355.4.6.
- (3 & 4) (lighting of fires and tree planting).
These matters would require to be taken up with the Council.
- (5) Recent leases have been at a rental of \$10 per annum with right of renewal after 21 years and review of rental every seven years. The reasons for the increased rental figure are, firstly, one of supply and demand and, secondly, the need for considerable finance for the development of the area as a public domain.

Yours faithfully,

Mr. W.B. Connors,
WANGANUI

Copy for your information

COUNCIL CLERK

RANGITIKEI COUNTY COUNCIL

KOITIATA DOMAIN

The Council, as Koitiata Domain Board, is responsible for the administration of an area of 158 acres 3 roods near the mouth of the Turekino River.

As a Domain the area is subject to the provisions of the Reserves and Domains Act 1953. Section 27 (4) of that Act provides that the Minister of Lands may lease any area not required for Domain purposes "at such rent and upon such terms and conditions as the Minister thinks fit".

The residential sections in the Domain come under this provision. There are now 96 residential sections paying rental of \$20 per annum providing an annual revenue of nearly \$2000. Unimproved values (1969) range between \$100 and \$200 per holding and rates between \$2.57 and \$5.15. There is currently over \$9000 held in the credit of the Domain Account with a further \$2000 due when the annual accounts for rental are sent out in April next.

In April 1963 the Department of Lands and Survey notified the Minister's approval to the release of further residential sections subject to "the submission by your Council of a proposed plan of development of the balance of the Domain for recreational purposes and undertaking to apply the revenue derived from rents towards the development project".

The last development works undertaken by the Council were roading improvements four years ago. Amongst the original improvements listed by the Council which have not yet been actioned are the provision of facilities in the camping area and tree planting.

In view of the accumulation of funds it is suggested that some thought should be given to the next stage of development work.

REPORT OF MEETING OF KOITIATA RECREATION RESERVE LEASEHOLDERS HELD AT THE
PRESBYTERIAN CHURCH HALL, MAIN ROAD, TURAKINA, COMMENCING AT 10.05 A.M. ON
SATURDAY 26 AUGUST 1978

Approximately 60 Leaseholders of the Koitiata Domain attended.
The Rangitikei County Council was represented by Councillor G.J.W. Briant,
the County Clerk and the County Overseer.

Mr L. Anderson was Chairman of the meeting and Mrs Farr was the Secretary.

The notes of the previous meeting held on 22 July 1972 were read for the
benefit of the meeting and were confirmed as being a true and correct
record.

The following matters were discussed in varying detail.

1. The provision of 50 kilometre per hour speed limit signs and warning
signs relating to pedestrians and the lack of footpaths are required
and it was agreed that the County should be asked to look into these
matters.

2. Fire Fighting Equipment.

The meeting proposed that a portable pump be provided that could
operate from the existing domestic water tanks to provide some means
of containing a fire until the arrival of a fire brigade from either
Marton or Ratana.

3. The County Clerk was requested to provide a financial statement each
year with the Rate demands.

4. Freeholding of Sections

The County Clerk reported that with the passing of the Reserves Act
1977, the existence of the Beach Settlement at Koitiata becomes an
anomaly. In recognition of this Crown Lands representatives had
intimated that the Minister of Lands could give favourable consideration
to an application from the County to purchase the Reserve area and
in so doing the Reserve classification would be revoked. This would
give the Council the opportunity to sell sections to the leaseholders
and it might enable the County to extend the subdivision. The following
resolution was passed :

'THAT the County Council be asked to enter into negotiations
with the Minister of Lands to have the Reserve classification
of the Koitiata Recreation Reserve revoked and for the
purchase by the Council of the Reserve land for subsequent
sale to section holders.'

5. A comment was made that the open drain near Section 30 was in a
dangerous state so far as small children were concerned.

6. Misuse of Motor Vehicles

The meeting asked the Rangitikei County Council to take appropriate
action against the misuse of motor vehicles within the Recreation
Reserve.

7. The question of a public telephone at the Domain was raised and a member
of the meeting was given permission to raise the matter with the

Post and Telegraph Department.

8. Several residents requested that street names be signposted. One resident complained that his road was known as the Rubbish Dump Road.
9. Considerable discussion arose concerning street lighting but the meeting overwhelmingly voted against any action being instituted.
10. Office bearers

The meeting spent some time deciding on the size of the committee and its representation. It was eventually decided that the committee should consist of five members, three of whom would be elected from the permanent residents and two from the "weekenders". The Chairman and Secretary were to be drawn from the three permanent representatives. Nominations were called and the following were elected to office :

Permanent Representatives

Mr N. Abbott
Mr J. Davis
Mr P. Cornish

Weekenders

Mr J. Tremaine
Mr B. Bayley

The permanent representatives then elected Mr J. Davis as Chairman and Mr Noel Abbott as Secretary.

Addresses and Telephone No.

<u>Members</u>	<u>Address</u>	<u>Telephone No.</u>
J. Davis	Beach Road, Turakina Beach Settlement	Turakina 755
N. Abbott	Turakina Beach Settlement	Turakina 709
P. Cornish	Turakina Beach Settlement	Turakina 844
J. Tremaine	63 Bryce Street, Wanganui	Wanganui 44565
B. Bayley	204 Vogel Street, Palmerston North	Palm. Nth 86268

11. A question was asked whether any road sealing in the Beach Settlement was programmed and the answer from Councillor Briant was 'No'.
12. Heated complaints were heard about the amount of cow dung on the Turakina Beach Road leading to the Settlement.
13. A resident complained about the caterpillars occurring on lupin on the bare sections and these caterpillars become a pest during certain seasons. It was agreed that the County would take some action.

There being no further business the meeting was closed at 11.57 a.m.

25 June 1980

The Commissioner of Crown Lands,
Department of Lands & Survey,
P.O. Box 5014,
WELLINGTON

Dear Sir,

Kaitiata Recreation Reserve: Your Ref. 8/3/32

I thank you for your letter of 19 June 1980.

I enclose a site plan dated June 1980 which indicates the particular area of the Reserve in which we are interested. The dotted line around the enlargement shows that we would like to extend the survey line forming part of the southern boundary in a straight line to Teane Street. This takes in the existing developed part of the Domain, in which we have recently placed a number of caravan points, together with a further block of undeveloped Reserve on which we built a toilet block a matter of two or three years ago. It is the intention of the Council if the residents and section holders so wish to form a community under the Local Government Act 1974 to administer this urban area. It would seem logical that the Reserve, Camping Ground, Toilet Block, should fall within the responsibility of the Community Council. In addition, there is some pressure on the Council to provide further sections and this could be done by utilising the land between the Toilet Block and the Camping Ground.

You will be aware that the original impetus behind this proposal was the desire of the majority of the section holders to freehold their sections. It is the intention of my Council to assist with this project in any way that it can. It is not the intention of my Council to make a profit on the deal. The proposal is for the Council to acquire the total area from the Crown, at the unimproved value of that block of land, and then divide that total amount by the number of existing sections. Each section holder will then be offered his section at that round figure plus any legal costs of transfer and obtaining of title etc. It must be remembered that the land was basically shifting sand dunes when the original developments took place and only much hard work and considerable expense on the part of the section holders have brought the sections to the stable state in which they are now found.

Any small profit that might be left at the end of the transaction together with any rentals from those sections not freeholded will be credited to a new Reserve Account for future development of the Reserve and Camping Ground.

The existing Reserve Account should probably be divided with a portion remaining in the Kaitiata Recreation Reserve Fund Account with the balance being credited to the previously mentioned new Reserve Account. The basis of such an apportionment has not yet been considered.

There are no firm plans for the future development of the balance of the Reserve. The Forest Service have unofficially suggested that a shelter belt of trees could be planted to assist with their own State Forest Management and the area could also perhaps support a golf course. A management plan for the area will probably indicate maintenance of the Reserve in its present state for the foreseeable future.

Developments in the Reserve and Camping Ground area will include a water supply for the Caravan Park and further caravan points.

We have asked Messers Service, Harrision, Rich and Gilberd, surveyors, to produce a scheme plan of subdivision but there could be a little delay in this coming to hand.

I would be pleased if you could proceed with the presentation of a case to the Minister of Lands.

Yours faithfully,

.....
M. C. Griffiths
COUNTY CLERK

Encl.

D/1/2
MCG:HS



RANGITIKEI COUNTY COUNCIL
KOITIATA RECREATION RESERVE
LAND TO BE PURCHASED
FOR SETTLEMENT

SCALE AS SHOWN
 DRAWN BY [signature]
 DATE JUNE 1980
 APP'D [signature]
 211/2

REPORT TO RATEPAYERS AND RESIDENTS OF KOITIATA SETTLEMENT
ON ACTIONS SINCE AUGUST 1980

COMMITTEE. The Committee elected at the Annual General Meeting on August 2nd 1980 was:-

Mrs Mary Burbery	Housewife	Turakina Beach
Mr. N. Abbott	Painter	Turakina Beach
Mr. B. Bayley	Watch repairer	Turakina Beach
Mr. P. Cornish	Plumber	Turakina Beach
Mr. L. McIndoe	Chartered Accountant	Turakina Beach
Mr. J. Richards	Photographer	Wanganui
Mr. J. Tremaine	Contractor	Wanganui

COMMUNITY TOWN. Those present at the general meeting of section holders held on 2nd August 1980 supported the constitution of a community within the Rangitikei County.

On 14th August 1980 the Rangitikei County Council passed a Special Order to constitute the Community.

In October 1980 no objections having been received to the proposal to constitute a Koitiata Community was confirmed by the Rangitikei County Council.

The Koitiata Community will operate as from 1st April 1981.

Before that date an election will be held to elect members for the Council. The present Committee will be disbanded on 31st March 1981.

Ratepayers or permanent residents at the Beach will be entitled to vote for the members of the Committee to function from 1.4.1981.

The electoral qualifications is by way of

- (a) Ratepayers qualification
(b) Resident qualification or

RATEPAYER QUALIFICATION. A person is qualified as a ratepayer if his or her name appears as the occupier in the Valuation Roll. ●

Where two or more names are listed in the occupier column of the Valuation Roll then the law requires the County to take the first name listed as being the occupier having the ratepayer qualification as an elector.

RESIDENTIAL QUALIFICATION. To hold a residential qualification it is necessary for a person:-

- (1) to have lived in New Zealand for twelve months.
- (2) To have lived in the Koitiata Community district for three months
- (3) To be eighteen or more years of age.

The roll has been prepared by the Rangitikei County of ratepayers and residents of the district.

Any Resident who has not been asked to complete an electoral form within the last six weeks should contact me, Logan McIndoe 38 Wainui Rd or Phone 771 or the County Council if they wish to have their name placed on the Electoral roll.

The election for the new council members will take place in February or March 1981.

FREEHOLDING OF SECTIONS. Negotiations are taking place to give the residents the opportunity if they so wish to freehold their sections at Koitiata.

The proposal the Rangitikei County has made to the Commissioner of Crown Lands is for it to acquire from the Crown the whole area of subdivided sections, plus the recreation area and a similar sized area beyond the toilet block at the unimproved value. The total value placed on the housing area would be divided by the number of sections (approximately 105) and this figure plus a small amount for legal fees would be the cost of each section.

The County mentioned to the Commissioner of Crown Lands that it must be remembered that the land was basically shifting sand dunes when the original developments took place and only much hard work and considerable

expenses on the part of the section holders have brought the sections to the stable state in which they are now found.

A letter has been received from the Commissioner of Crown Lands giving the following valuations for the areas shown on the appended map.

(1) Residential sections	\$199.100
(2) Recreation & Camping area(Levelled)	3300
(3) Undeveloped	6800

The comment conveyed to me by the County Clerk was

"You will no doubt be as bewildered as we were at this valuation."

The area (3) \$3300 has been levelled and grassed and is valued at \$3300.

The Area (2) which is undeveloped sand dunes of approximately the same area is valued at \$6800.

This seems quite remarkable.

The County representatives have discussed this matter with the Committee and have commented that it is their contention that section holders should not be asked to pay more for their land than for undeveloped sand dunes. The Council contends that the total area of the subdivision should be sold by the County at that unimproved value. The total area is 8.11951 hectares

The County contends that if they accept the value of area (2) as being the value for undeveloped sand dunes they can arrive at a figure of \$25100 for subdivided sections. This is a considerable difference from the \$199100 quoted by the Commissioner of Crown Lands.

Negotiations are still taking place between the County and Crown Lands and section holders will be advised when they near finality.

The Committee is pressing for early decision, as the leases of existing sections are due for renewal in 1982. Section holders should have the opportunity to purchase if they so wish before the rentals are reviewed.

RUBBISH TIP. Rubbish is still being dumped indiscriminately at the tip. Many people obviously make no effort to dump rubbish over the face of the tip. After a week or so it becomes difficult to put rubbish in the tip itself.

The County are very cooperative in cleaning the pit up when asked but each visit costs money.

The Committee considers that a n old front end loader in running order would be an asset at the settlement. It could be used to clean the tip and also to bury decaying and offensive carcasses on the river front.

TOILETS. Mrs. Leighton cleans the toilets and reports they are being defaced especially over week ends.

This offence is difficult to trace but reports on any known cases would help.

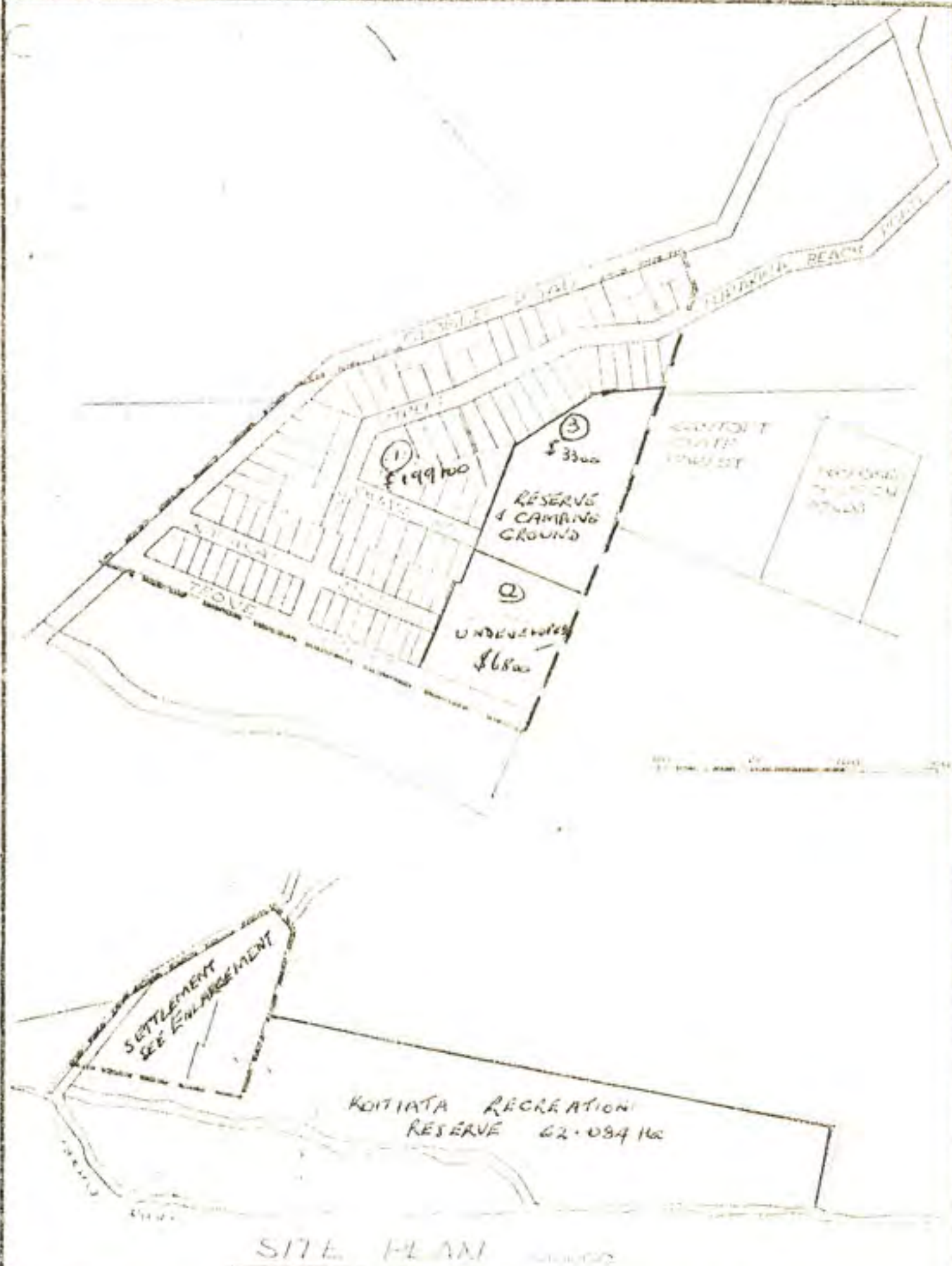
- COWS. A further letter has been addressed to the County Engineer asking what steps are being taken to control the movement of cows on the beach road. Droppings made by cows each day on the road not only dirties but corrodes cars used by residents.
- No reply has yet been received.
- FIRE PROTECTION. It was decided to pursue this matter more actively in April after the Kaitiata Community becomes legal. A direct approach could then be made to the relevant fire authority.
- RANGERS. The County will issue Rangers certificates to members of the Community Committee. They will have authority to approach persons offending the by-laws of the Community area.
- NOTICE BOARD. A cabinet to hold local notices and information has been made by Mr. Percival. The Committee has suggested to the County that it be erected opposite Mrs Burberry's section. The County has not yet done anything on this matter.

Page 3.....

- DEAD ANIMALS. Several dead animals were buried on the river beach during the whitebait season. A few days later a high flood deposited further carcasses.
- As mentioned under the heading of Tip a front end loader would be an asset at the settlement.
- COMMITTEE FUNDS. The actions of Mesdames Burberry and Leighton in providing ingredients and baking a Christmas Cake to raise funds for Committee use must be commended. The cake was raffled and won by Mr. Farr. A sum in excess of \$75.00 was raised by the raffle. The thanks of the Committee are offered to those who supported the raffle.
- FRIENDSHIP CLUB. On the afternoon of 28th November over 50 members of the Marton Friendship Club were entertained at the settlement. Afternoon tea was provided by women residents at the home of Mrs Mary Burberry. It was a very enjoyable afternoon and the visitors expressed a wish for the function to be repeated next year.
- Our thanks go to the ladies for all they did on this occasion.
- ODDS & ENDS. If any residents would like any old copies of Newsweek, Womens Weekly or books there are plenty to be had in my garage. If no one wants them they will be dumped. Come and take what you want.
- KETTLES. I have the odd hobby of collecting kettles. If any one has any old ones lying around they do not want I would welcome them. I would take them free or pay a nominal sum for one.
- NEW YEAR. All the very best for the New Year and may it bring happiness and pleasure to all.

Sincerely.

A.J.L.McINDOE
SECRETARY



RANGITIKEI COUNTY COUNCIL

KOITIATA RECREATION RESERVE
LAND TO BE PURCHASED
FOR SETTLEMENT

SCALE 1:1000
DRAWN 12/10/1993
DATE 11/10/1993
APP'D SRC/ambrose

541/2

The Rangitikei Mail

January 22, 1982

Freeholding Favoured at Turakina Beach

A meeting of Turakina Beach residents was unanimously in favour of freeholding their sections at the beach, last Saturday. The meeting was called by the Koitiata Community Council and the Rangitikei County Council.

The sections are on Crown land, at present leased by the County Council. All are valued at between \$2400 and \$2500, though the cost of some has been reduced through improvements by the residents leasing them. About 107 sections are involved.

The meeting was attended by more than 80 residents.



RANGITIKEI COUNTY COUNCIL

P.O. BOX 22, MARTON

IN REPLY PLEASE QUOTE
THIS REFERENCE

WE:SH
D65-0010

TELEPHONE 8174
(3 lines)

7 January 1982

Mr L.H. Cornish,
42 Rapaki Street,
Koitiatia,
TURAKINA R.D.

Dear Sectionholder,

A meeting of Sectionholders will be held in the new Fire Station building, Wainui Street, Koitiatia on Saturday, 23 January 1982 at 1.00 p.m.

At this meeting opportunity will be given to allow full discussion of the Chairman's Report, the proposals submitted by the Department of Lands and Survey on the freeholding of the beach sections and any other matters of concern.

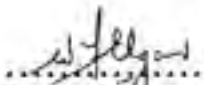
Council's application to acquire part of the Koitiatia Recreation Reserve, including the area upon which is established the residential beach subdivision, has now been considered by both the Minister of Lands who has approved the revocation of the reservation over this part of the reserve and by the Land Settlement Board which has approved the disposal of the land to Council.

This leaves the way clear for sectionholders to freehold their sections at prices arrived at by the Valuation Department. The proposal at the moment is for Council to acquire the camping ground and future subdivision areas only for cash at valuation and allow the Lands and Survey Department to handle the sale of the residential sections in terms of the Land Act 1948 on the basis of cash or deferred payment. Continued leasing on renewable leases under the Land Act or the existing leases as presently contracted will remain an option.

The current Land Value of your section is \$2,300.00. The amount required to freehold your section is \$1,900.00. The offer to sell remains open until the 15th June 1982 after which the offer can only proceed on the basis of updated valuations.

We look forward to your attendance at the meeting on 23 January 1982.

Yours faithfully,
M. C. Griffiths,
County Clerk,
per


.....
W. F. Elgar,

ADMINISTRATION & PROPERTY OFFICER.

DEPARTMENT OF LANDS AND SURVEY

FIG. GRAPHIC ADDRESS: 'LANDS'

FOR VERBAL INQUIRIES
PLEASE ASK FOR Miss C. Taylor

TELEPHONE NO. 725 808

10 March 1982

Mr L. H. Cornish
42 Rapaki Street
Koitiata
TURAKINA

OUR REFERENCE B/3/32/25

YOUR REFERENCE

DISTRICT OFFICE

P.O. BOX 5014
WELLINGTON

Dear Mr Cornish

As leaseholder of a section in the subdivision at the Koitiata Recreation Reserve you may be aware that this Department and the Rangitikei County Council have been negotiating for some time to find a solution to the problem of making a permanent tenure available to you for your section.

Reserve land can not be sold, so it was proposed to obtain the Minister of Lands consent to take away (revoke) the reservation and sell the entire subdivision to the Council at current market value so that the Council could then directly sell or lease the land to section holders. Regrettably the Council has been unable to proceed with the purchase of the land and so to resolve the situation, this Department will handle the matter directly.

However, because as stated above, reserve land can not be sold, certain procedural matters will have to be finalised before the Department is in a position to offer section holders the tenure options listed below. The first action therefore will be to revoke the reservation over the land so that it becomes Crown Land subject to the Land Act 1948. Under the Land Act two options for permanent tenure will be available to section holders as follows.

1. Purchase of the land for cash - Freehold Title.
2. A Deferred Payment Licence - this requires a deposit with the balance being paid over a number of years with a Freehold Title being issued when the amount is fully paid.

A third option you will have is to retain your present lease until it expires, at which time either one of the two options above at an updated valuation will have to be taken, or, you can select a 33 year renewable Crown Lease with a rental based on a percentage of current market value. This is able to be freeholded at any time at the market value of the section at that time.

Please note that if you elect to continue with your existing lease and select upon it's expiry to Freehold, take a Deferred Payment Licence or a Renewable Lease that this will be based on the current market value at the time of the expiry of your present lease.

You will have received from the Council it's letter of 7 January 1982 in which the amount required to freehold your section is given and that you have until 15 June 1982 to accept the offer. That offer relates only to the first two options i.e. cash purchase or Deferred Payment Licence and it does not relate to the Renewable Lease option which as noted above does not become available until your existing lease expires.

You are therefore requested to advise me immediately whether you want to accept the offer and if I do not hear from you by 15 June 1982 I will presume that you wish to retain your present lease until it expires and at that time select one of the options available. At this stage, though, I do not require any money from you, only your advice as to what you would like to do with your section. Once all the procedural matters have been finalised I will write back to you with details of exactly what money is required. I would mention at this point that there are registration fees payable in respect of the tenure options and also if you hold a registered lease then you may be involved in additional legal expenses relating to the surrender of this lease and any securities registered against it.

I have also received advice from the Council that there are some instances where buildings encroach onto or straddle boundaries of adjoining properties. I understand the question has been raised of a survey to redefine the boundaries. I would explain that the matter of encroachment is not the responsibility of either this Department or the Council. This Department has provided all section holders with a surveyed section therefore any encroachment is a matter for you as a section holder, if it affects your property, to resolve.

I look forward to hearing which option you wish to select in due course.

Yours faithfully



M C Britton
for Commissioner of Crown Lands



RANGITIKEI COUNTY COUNCIL

P.O. BOX 22, MARTON

IF REPLY PLEASE QUOTE

THIS REFERENCE

WFE:JA
065-0025

TELEPHONE 8174
(3 lines)

5 October 1982

Dear Sectionholder,

Re: Koitiata Domain Subdivision - Freeholding of Sections

These Sectionholders who have elected to freehold their sections will have received a letter from the Department of Lands and Survey dated 31 August 1982 setting out the steps to be taken to achieve freehold title.

I would like to bring Step 4 to your notice particularly with regard to the Commissioner of Crown Land's statement that you would be credited with any overpaid rental on your existing lease from the date that payment for the land is received in his office.

In order to meet that promise the Department wrote to the Council advising that they were entitled to receive a proportionate share of the rents from 24 June 1982 (the date the subdivision became Crown Land by N.Z. Gazette 1982/1951) until 31 March 1983 or whenever the current year's rental expires. Likewise the lessees are technically entitled to have any overpaid rent refunded to them for the period from the date of purchase until the current year's rental expires.

Council was reluctant to forward any rental monies due to the Department or the lessees as the money received from the rents was included in the Koitiata Community Council estimates for the year ending 31 March 1983. Unless the Council can retain the money it will be necessary to levy the sectionholders by the striking of another rate to meet the shortfall in the accounts.

Representations were made to the Department who have now advised that it is prepared to forego the rent entitled to it from 24 June 1982 until the lessee freeholds.

The purpose of this letter is to seek the cooperation of sectionholders in agreeing to forego any entitlement they may have for the refund of overpaid rent from the date of purchase until the current year's rental expires. It should be emphasised that the rent money received is directed towards the provision of public facilities within the domain area. Obviously, it would be folly and indeed costly to refund the rent with one hand only to take it back in the other hand by the striking of another rate this year.

It would therefore be appreciated if lessees who are technically entitled to a refund of rent refrained from applying. The Department is aware of this approach to leaseholders and has been forwarded a copy of this letter.

The time is probably opportune to warn ratepayers that they should expect an increase in the 1983/84 rates of at least the amount of the current rental, plus inflation, to maintain and improve the facilities at Koitiata.

Yours faithfully,
M. C. Griffiths,
County Clerk,
per



.....

W. F. Elgar,
ADMINISTRATION & PROPERTY OFFICER.

9276A

DEPARTMENT OF LANDS AND SURVEY

TELEGRAPHIC ADDRESS 'LANDS'

FOR VERBAL INQUIRIES
PLEASE ASK FOR M

TELEPHONE No. 725-808



OUR REFERENCE: 8/3/32/25

YOUR REFERENCE:

DISTRICT OFFICE,

P.O. BOX 5014

WELLINGTON

31 August 1982

Mr L.H. Cornish
42 Rapaki Street
Koitiata
Turakina

Dear Mr Cornish

KOITIATA BEACH SUBDIVISION, LOT 10 DP 26092

I refer to previous correspondence concerning the Land Settlement Board's proposal to offer permanent tenure to the leaseholders of the Koitiata Beach sections. I am now in a position to advise you of details of the Board's offer and request the necessary monies.

You have previously indicated to me that you wished to freehold the above property for cash and freehold title will be available on payment of \$1900 plus a \$10 title fee.

The necessary steps that should now be taken are as follows:-

1. Forward the appropriate freeholding monies and fees to this office within one month of the date of this letter.
2. Advise your full name(s) and occupation(s) to appear on the new title.
3. Forward your copy of the lease document to this office for endorsement of the surrender. Please note that this document will be cancelled upon issue of the freehold title and not returned.
4. Your freehold title will issue from the date payment is received in this office and you will be credited with any overpaid rental on your existing lease.
5. The department undertakes to issue freehold title as soon as it is reasonably possible, bearing in mind the large number of registrations in the subdivision. Upon completion of registration, the new title will be forwarded direct to you from the Land Transfer Office.

Should you have any further queries please do not hesitate to contact this office.

Yours faithfully

T Minness
for Commissioner of Crown Lands

Confirmation and
Charge 37/853
8.9.82 23

EVANS, HARRIS & Co.
BARRISTERS & SOLICITORS

W. D. S. Evans, LL.B.
I. F. C. Henderson, LL.B.
D. M. Woodbridge, LL.B.

Consultants: R. J. Harris, M.A. (Oxon), Middle Temple
T. K. Evans, LL.B.

P.O. BOX 4
TELEPHONE 18
BRUCE STREET
HUNTERVILLE, N.Z.
(Also at Marton — 7159)

YOUR REFERENCE

OUR REFERENCE

JFCH:JK

21st April 1983

Mr A. Nation,
Pukeroa,
R.D.2,
HUNTERVILLE

Dear Mr Nation,

re: TURAKINA BEACH PROPERTY

We are happy to report that the District Land Registrar has now issued the title to your Turakina Beach property.

In case you ever require it, the full legal description is:

An estate in fee simple comprising 862m² being Lot 4 on Deposited Plan 26255 and also being all the land comprised and described in Certificate of Title 22D/549 (Wellington Registry) Subject to: Section 8 of the Mining Act 1971 and Section 5 of the Coal Mines Act 1979.

We won't go into explaining the effects of the Mining and Coal Mines Acts but suffice to say that they are fairly normal restrictions in areas such as this. Nevertheless if you would like a full explanation please let us know. In the meantime we enclose a note of our costs. The title has been lodged in our Deeds Room for safe keeping.

Yours faithfully,
EVANS HARRIS & CO.


J.F.C. HENDERSON

Encl.

3/1

Revocation of the Reservation Over Part of a Reserve

PURSUANT to the Reserves Act 1977, and to a delegation from the Minister of Lands, the Assistant Commissioner of Crown Lands hereby revokes the reservation over that part of the reserve for recreation purposes, described in the Schedule hereto.

SCHEDULE

WELLINGTON LAND DISTRICT—RANGITIKEI COUNTY

4.6858 hectares, more or less, being part Section 377 and part Section 378, Rangitikei District, situated in Block I, Koitiata Survey District and part Section 5, Block I, Koitiata Survey District. Part certificate of title C2/989. S.O. Plan 33541.

Dated at Wellington this 20th day of January 1984.

J. STEWART,

Assistant Commissioner of Crown Lands.

(L. and S. H.O. Res. 7/2/71; D.O. 8/3/32)