

<b>Box</b>	<b>Name and Subject</b>	<b>File Number</b>	<b>ID</b>
EKMT 00012	54/11/19 (Vol.1) - H R Shepherd - Boat Shed Cottage - Port Waikato (1955-1972)	15 47 01	<b>10932</b>



M 54 / 11 / 19

Vol I

# MARINE DEPARTMENT

SUBJECT: FORESHORES. STORES.

COTTAGE, SHOP, GARAGE. BOATSHED.

HECTOR RONALD SHEPHERD.. PORT WAIKATO.

ARCHIVED

DO NOT DESTROY

MOT 1-301

# CLOSED

FORMER PAPERS:

4/4381.

SUBSEQUENT PAPERS:

# FILE - CLOSED

Folio	Referred to	Date	Cleared Initials	Folio	Referred to	Date	Cleared Initials
32	Accounts	15-1-68	JH		Ms Whyburn	19-6-73	JH
34	Accounts	2-5-69	JH				
34	Harbours	2-5-69	JH				
35	Harbours	14-5-69	JH				
34/35	Mr Parsons	28-5-69	JH				
36	Mr Parsons	10-6-69	JH				
36	Mr Parsons	27-6-69	JH				
41	Mr Parsons	23-7-69	JH				
42-46	Mr Parsons	30-7-69	JH				
47	Mr Parsons	1-8-69	JH				
48	Records	1-8-69	JH				
48	Records	1-8-69	JH				
50	Mr Parsons	21-8-69	JH				
41	Mr Parsons	22-8-69	JH				
58	Harbours	16-2-70	JH				
61-62	Mr Murr	10-3-70	JH				
61-62	Mr Hood	11-3-70	JH				
59	Accounts	19-3-70	JH				
64	Harbours	24-3-70	JH				
64	Miss Miller	7/4/70	JH				
65	Accounts	7/4/70	JH				
65/66	Ms Whyburn	7-4-70	JH				
65	Miss Miller	16/4/70	JH				
Bluefile	Miss Ranger	21-1-72	JH				
68	Records	23-2-72	JH				

# FILE - CLOSED

# FILE - CLOSED

# FILE - CLOSED

1955

PART: ONE OPENED: 13 June 1955 CLOSED: 25 Feb 1972



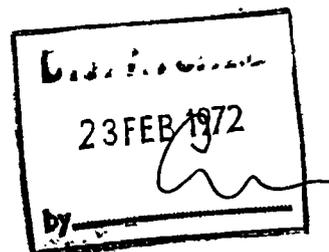
# MARINE DEPARTMENT

HEAD OFFICE: Aurora House, 62 The Terrace, Wellington, New Zealand. P.O. Box 10142. Telephone 71 759. Telegrams and Cables: "Secymarine".

23 February 1972

Mr H.R. Shepherd,  
 c. Messrs Sturrock + Monteith,  
 12 Liverpool St,  
 Tuakau

Dear Sir,



This is to advise that by Order in Council made on 18 October 1971 and published in the New Zealand Gazette on 4 November 1971 the control of the foreshore and waters on which your structure M. 9941, was erected under permit or licence from this department, has been granted to the Raglan County Council.

The Council is now the administering body in respect of the foreshore and waters and structures thereon taking the place of the Crown. Any correspondence concerning your structure should now be addressed to the County Clerk, Raglan County Council, P.O. Box 1, Ngaruawahia. Rental accounts for your foreshore site will now be received from the council.

I must draw your attention to the continuing need to keep your structure in good order, repair and appearance.

Bylaws have been made by the council in this regard and in your own interests you should acquaint yourself with them.

Yours faithfully,

R.N. KERR  
 Secretary for Marine

per: *B.A. Ranger.*

(B.A. Ranger, Miss)

*Records*

*Please close file*

*B.A. Ranger*

*23/2/72.*

**MARINE**  
(Department)

**WELLINGTON**  
(Office)

Claimant's Invoice: *Refund of overpayment of Foreshore renewal fee.* Amount: **\$4-00** Date of Service or Supply: **10-4-70**

Brief Particulars: *Refund of overpayment of Foreshore renewal fee.*

Department's Order No.

For official use only  
ALLOCATION

Other Dept.	Code	Analysis	Cr. Indic.	Split Amounts
-------------	------	----------	------------	---------------

**0324 4001**

Name and address only: **MR H. R. SHEPHERD,  
C/O MESSRS. STURROCK & MONTEITH,  
12 LIVERPOOL ST,  
TUAKAU.**

Use Block Letters

Name of AGENT:

Continue on reverse if necessary

Authority	Further Details	Amount	
<i>M 54/11/19 folio 66</i>	<i>\$6-00 renewal fee paid 5/2/70 receipt \$24-00 paid 7/4/70 receipt 3935341 Auct 3932276.  A/c 1009 should have been issued for \$26-00 only  Refund of overpayment</i>	<b>4</b>	<b>00</b>

Signature of Claimant: *[Signature]* Checked: **4** Carded: **00**

I certify that, to the best of my knowledge and belief the foregoing account is true and correct in every particular and that Departmental Accounting and Stores Rules and Treasury Regulations and Instructions have been complied with:

*[Signature]* (Certifying Officer) *10/4/70* (Date)

Dept'l Voucher No. Voucher Summary No. **004**

H54/11/19

**DISPATCHED**  
10 APR 1970  
by *[Signature]*

8 April 1970

Messrs. Sturrock & Monteith,  
Solicitors,  
12 Liverpool Street,  
TUAKAU.

Dear Sirs,

MR H.R. SHEPHERD : COTTAGE, FISH SHOP,  
GARAGE & BOATSHED : WAIKATO RIVER

I am pleased to tell you that on 9 March 1970 the Minister of Marine signed a foreshore licence authorising your client to occupy part of the foreshore and bed of the Waikato River, Port Waikato, as a site for a cottage, fish shop, garage and boatshed for a further term of 14 years.

Please send Mr Shepherd two of the four copies of the Gazette notice which I enclose.

You will note that the premium and annual rental total \$30.00 for the first year, but the premium figure of \$10.00 should have been a renewal fee of \$6.00. As Mr Shepherd has already paid our incorrect account for \$30.00, he will shortly receive a refund of \$4.00.

Yours faithfully,

R.N. KERR  
Secretary for Marine

per: *[Signature]*  
(R.P. Taylor)

**DISPATCHED**  
10 APR 1970  
by *[Signature]*

**ENCLOSURE SENT**

Encl.

*[Signature]*  
The County Clerk,  
Raglan County Council,  
P.O. Box 1,  
NGAURAWAHKA.

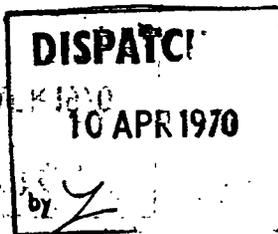
Copy for your information. Enclosed are two copies of the Gazette extract showing the licence.

R.N. KERR  
Secretary for Marine

per: *[Signature]*  
(tumble)  
(R.P. Taylor)

**ENCLOSURE SENT**

Encl.



The District Officer,  
Marine Department,  
P.O. Box 1254,  
AUCKLAND.

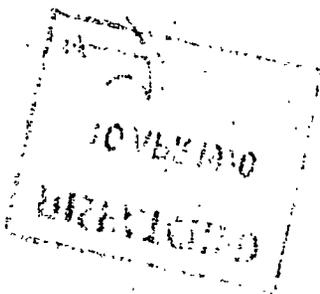
Copy for your information. Your reference 13/2/436. Please note that there will be 5-yearly inspections of the buildings throughout the 14-year period of the licence.

Enclosed are two copies of the Gazette extract showing the licence.

R.N. KERR  
Secretary for Marine

per:  
(R.P. Taylor)

Encl.



## MINUTE SHEET

Department: .....

65

Subject: .....

File No. ....

Date: .....

To—

Accountant. (attention Mrs Whybarn.)

Mr Shepherd has paid  
a total of \$30. - \$6 of which to Auck.  
Office - see Folio 58.

The notice relieving the situation in  
the schedule WRONGLY quotes a premium  
fee of \$10 - it should have been  
relieving fee \$6.

Therefore the total payable is:

Relieving fee	\$6-00
Annual sum	20-00
	<u>\$26-00</u>

A refund of \$4-00 is therefore  
due and I would be obliged if you  
could arrange accordingly.

*J. J. J.*  
a.s.o. 7/4/20

*Licensing Hector Ronald Shepherd to Occupy a Site for a Cottage, Fish Shop, Garage, and Boatshed in the Waikato River, Port Waikato*

PURSUANT to the Harbours Act 1950, the Minister of Marine hereby licenses and permits Hector Ronald Shepherd (hereinafter called the licensee, which term shall include his administrators, successors, or assigns, unless the context requires a different construction) to use and occupy a part of the foreshore and bed of the Waikato River, Port Waikato, as shown on plan marked M.D. 9941 and deposited in the office of the Marine Department at Wellington, for the purpose of maintaining thereon a cottage, fish shop, garage, and boatshed, as shown on the said plan; such licence to be held and enjoyed by the licensee upon and subject to the terms and conditions set forth in the Schedule hereto.

**SCHEDULE**

**CONDITIONS**

1. This licence is subject to the Foreshore Licence Regulations 1960, and the provisions of those regulations shall, so far as applicable, apply hereto.

2. The term of the licence shall be 14 years from the 1st day of April 1970.

3. The licensee is to comply with the bylaws of the Raglan County Council.

4. The premium payable by the licensee shall be 10 dollars (\$10) and the annual sum so payable by the licensee shall be 20 dollars (\$20).

Dated at Wellington this 9th day of March 1970.

ALLAN MCCREADY, Minister of Marine.

(M. 54/11/19)

Licensing Hector Ronald Shepherd  
to occupy a site for a Cottage,  
Fish Shop, Garage and Boatshed  
in the Waikato River, Port Waikato

---

PURSUANT to the Harbours Act 1950, the Minister of Marine hereby licenses and permits Hector Ronald Shepherd (hereinafter called the licensee, which term shall include his administrators successors or assigns unless the context requires a different construction) to use and occupy a part of the foreshore and bed of the Waikato River, Port Waikato as shown on plan marked M.D. 9941 and deposited in the office of the Marine Department at Wellington, for the purpose of maintaining thereon a cottage, fish shop, garage and boatshed as shown on the said plan, such licence to be held and enjoyed by the licensee upon and subject to the terms and conditions set forth in the schedule hereto.

SCHEDULE

Conditions

- (1) This licence is subject to the Foreshore Licence Regulations 1960 and the provisions of those regulations shall, so far as applicable, apply hereto.
- (2) The term of the licence shall be fourteen years from the 1st day of April 1970.
- (3) The Licensee is to comply with the bylaws of the Raglan County Council.
- (4) The premium payable by the licensee shall be ten dollars (\$10) and the annual sum so payable by the licensee shall be twenty dollars (\$20).

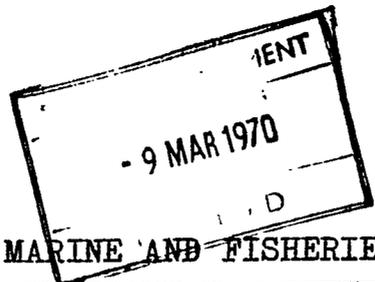
Dated at Wellington this <sup>twelfth</sup>.....day of <sup>March</sup>~~February~~ 1970.

*Alan McBurney*  
Minister of Marine

GAZETTE

(M54/11/19) 1074 11 MAR 1970

M54/11/19



THE MINISTER OF MARINE AND FISHERIES

LICENCE FOR COTTAGE, FISH SHOP, GARAGE AND BOATSHED

- 1. The existing licence in respect of occupying an area of reclaimed land on the foreshore and bed of the Waikato River and assigned to Hector Ronald Shepherd on the death of his father (Gazette Notice of 14 August 1969), expires on 1 April 1970.
- 2. Application has been made to have this licence renewed. The site was inspected last year on the occasion of the assignment and a favourable report was received on the various structures.
- 3. Although not within the area of the Raglan County, as the reclamation made many years ago is outside the boundary of the County, it has been deemed prudent to incorporate a provision in the licence that the bylaws of that County be applied.

RECOMMENDATION:

- ... 4. I recommend that pursuant to the Harbours Act 1950 you sign the attached licence, which will be gazetted, authorising H.R. Shepherd to use and occupy part of the foreshore and bed of the Waikato River as a site for a Cottage, Fish Shop, Garage and Boatshed.

*R.N. Kerr*  
 R.N. KERR  
 Secretary for Marine  
 2 2.70

Encl:

*R. N. Kerr*

Secretary  
Marine Department

10 GAZETTE copies

USA/11/19 60

*[Handwritten signature]*

*Sal*  
Licensing Hector Ronald Shepherd  
to occupy a site for a Cottage,  
Fish Shop, Garage, and Boatshed  
in the Waikato River, Port Waikato

FOR  
CURRENT  
GAZETTE  
Internal Affairs

*f* PURSUANT to the Harbours Act 1950, the Minister of Marine hereby licenses and permits Hector Ronald Shepherd (hereinafter called the licensee, which term shall include his administrators, successors, or assigns, unless the context requires a different construction) to use and occupy a part of the foreshore and bed of the Waikato River, Port Waikato, as shown on plan marked M.D. 9941 and deposited in the office of the Marine Department at Wellington, for the purpose of maintaining thereon a cottage, fish shop, garage, and boatshed, as shown on the said plan; such licence to be held and enjoyed by the licensee upon and subject to the terms and conditions set forth in the schedule hereto.

SCHEDULE

Conditions

- f* 1. This licence is subject to the Foreshore Licence Regulations 1960, and the provisions of those regulations shall, so far as applicable, apply hereto.
- f* 2. The term of the licence shall be ~~fourteen~~<sup>17</sup> years from the 1st day of April 1970.
- f* 3. The licensee is to comply with the bylaws of the Raglan County Council.
- f* 4. The premium payable by the licensee shall be <sup>10</sup>ten dollars (\$10) and the annual sum so payable by the licensee shall be ~~ten~~<sup>20</sup>twenty dollars (\$20).

Dated at Wellington this *Ninth*<sup>9th</sup> day of ~~February~~<sup>March</sup> 1970.

I certify, that the foregoing (or attached) document is a true and exact copy of the whole of the original document of which it purports to be a copy.

*Allan McCready*  
Minister of Marine.

(USA/11/19)

*esc*

THE SECRETARY FOR MARINE: The following application is submitted for your decision or execution pursuant to the Harbours Act 1950.

- (a) Name of applicant: HECTOR RONALD SHEPHERD
- (b) Location of foreshore: WAIKATO RIVER - PORT WAIKATO.
- (c) Structure, or purpose for which foreshore required: Cottage, Fiddlep Garage and Boatshed
- (d) Plan number M.D. 9941.
- (e) Report from Marine Engineer is unnecessary/~~OK~~ : see folio \_\_\_\_\_
- (f) Report from Transport Dept. is unnecessary/~~OK~~ : see folio \_\_\_\_\_
- (g) Report from Nautical Adviser is unnecessary/~~OK~~ : see folio \_\_\_\_\_
- (h) Approvals from Harbour Board ~~have been received~~/are unnecessary: see folio \_\_\_\_\_
- (i) In the case of transfer, transferer's and transferee's letters : see folios N/A.

REMARKS: D/Officer, Auckland recommends renewal for 14 yr period and agrees to inclusion in Notice that the licence require the applicant to abide by the by laws of the Raglan C/c. (ie)  
 "The licensee <sup>is to</sup> will comply with ~~conditions of the~~ bylaws of the Raglan County Council"  
 Army language

DECISION: \_\_\_\_\_ Signature: [Signature] Date: 23/2/70.

Under Section 178  
 (In respect of Foreshore licence/permit (to be) issued by the Minister for renewal subject to conditions above Harbour Board or \_\_\_\_\_ plan M.D. 9941  
 ( one sheets in one ) is approved and has been signed by me.

Under Section 164, or assignment of licence:  
 Permit Number \_\_\_\_\_ )  
 New Permit (in lieu of Permit No. \_\_\_\_\_ expired) ) Approved  
 Extension of Permit \_\_\_\_\_ ) and  
 Assignment of Permit/Licence from \_\_\_\_\_ ) Signed  
 Cancellation of Permit \_\_\_\_\_ )

Under Order in Council of 15.12.31  
 (holding of Motor Cycle races on \_\_\_\_\_ Beach by \_\_\_\_\_  
 (On \_\_\_\_\_ approved, subject to the (usual) conditions.

Signature: [Signature] for Secretary for Marine Date: 1/2/70

→ Accounts Action  
 (1. Foreshore card prepared/noted \_\_\_\_\_  
 (2. Account for ren/premium/renewal fee/transfer fee prepared. ← This has been paid see folio 58  
 Account No. 1009 herewith. Initials: [Initials] Date: 19 MAR 1970

→ Harbours Section Action  
 (1. Site plan (if any) noted. \_\_\_\_\_ (4. Number plate ordered \_\_\_\_\_  
 (2. Plan despatched \_\_\_\_\_ (5. District permit list noted \_\_\_\_\_  
 (3. Power lines file M54/0/24 noted \_\_\_\_\_  
 Initials: \_\_\_\_\_ Date: \_\_\_\_\_

Records Action  
 Transfer noted: \_\_\_\_\_  
 Initials: [Signature] Date: 21/8/69

54/2/436

P.O. Box 1254,  
AUCKLAND.

11th February, 1970.

Messrs. Starrock & Monteith,  
Solicitors,  
12 Liverpool Street,  
TUAKAU.

Dear Sirs,

H.R. SHEPHERD  
VARIOUS BUILDINGS - MD.9941  
PORT WAIKATO  
-----

A receipt for the renewal fee for your client's foreshore licence is enclosed.

A copy of the licence will be forwarded in due course by my Head Office.

Yours faithfully,

B.E. TURNER  
District Officer.

Enclo:

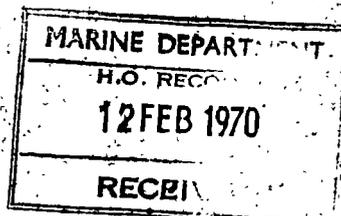
Per : D. Greig.

Secretary for Marine,  
WELLINGTON.

Your reference: 54/11/19.

Receipt No. B935341 for \$6.00 issued 5/2/70. The Raglan County Council agree with the inclusion of the clause in the licence. Normal issue for 14 years with 5 yearly inspections is suggested.

*ice application to renew...*



B.E. TURNER  
District Officer.

*D Greig*

Per : D. Greig.

M54/0/0



# MARINE DEPARTMENT

HEAD OFFICE: Aurora House, 62 The Terrace, Wellington, New Zealand. P.O. Box 10142. Telephone 71 759. Telegrams and Cables: "Secymarine".

13 February 1970

The District Officer,  
Marine Department,  
P.O. Box 1254,  
AUCKLAND.

## RENEWAL OF FORESHORE PERMITS AND LICENCES

Your memorandum 54/15 Pt 4. Fol.9 refers.

As pointed out in your memorandum Item Nos. 57 & 65 on the Permit Register relate to structures on Crown foreshore at Kawau Island, the reference to the Waiheke Roads Board being an error.

... Enclosed are copies of plans M.D.10037 in 3 sheets (Item 65) and M.D.9238 in 1 sheet (Item 57) so that you can arrange for inspection reports.

... Also enclosed are copies of plans M.D.10025 (3 sheets), 10080 (2 sheets), 6472 (1 sheet), 10213 (1 sheet), 10114 (1 sheet), 10021 (1 sheet), 10002 (1 sheet), 10042 (1 sheet) and 10078 (2 sheets) for inspection reports. My memorandum of 20 January 1970 refers.

On my file 54/3/22 (Calvert-Item 65) there is also a Permit No.127 issued to Mr T.W. Lees for a Boatshed and Wharf at North Cove, Kawau Island. This does not appear to be entered in the Permit Register.

As the Permit, which was issued on 29 October 1952, expired on 31 October 1966 and has not been renewed, please arrange for an inspection of the site which is shown on the attached copy of plan M.D.9415 in 3 sheets.

Mr Lees' recorded address is Private Bag, Warkworth. Please inquire from Mr Lees, who is a boatbuilder at Sandspit, whether he wishes a renewal and whether he uses the site in connection with his business, in which case a licence can be issued.

R.N. KERR  
Secretary for Marine

per:

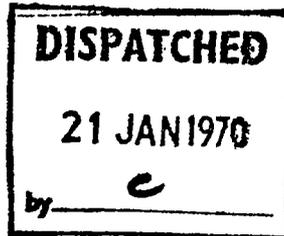
Encls:

(R.P. Taylor)

M54/0/0

20 January 1970

The District Officer,  
Marine Department,  
P.O. Box 1254,  
AUCKLAND.



RENEWAL OF FORESHORE PERMITS  
AND LICENCES

Your memorandum 54/15 Pt.4 Fol. 9 of 10 December 1969 refers.

The files relating to the structures mentioned in your memorandum have been perused and comments as to renewal or otherwise are itemised in the attached list.

A number of the structures appear to be on foreshore controlled by local authorities and these will not need to be inspected. Unless otherwise specified the remainder should be inspected. The relevant plans are being copied and will be forwarded shortly. Annual rental will be the same as in the existing permits and licences, unless otherwise specified, and the renewal fees will be \$2.00 for Permits and \$6.00 for licences.

Items 6, 7, 8, 19 and 36 relating to vesting orders are being investigated separately and will be the subject of a further memorandum. The file relating to Item 317 is not available at the moment but should be to hand shortly, and Item 318 relates to a lease granted under the Toheroa Regulations administered by Fisheries Division who have agreed to initiate renewal action. Please delete this item from your register.

A check is being made to see whether any other structures on foreshore controlled by Waitemata County Council are under licence and a check has yet to be made on foreshore controlled by Waiheke Road Board, the Order in Council granting control having been signed on 24 November 1969.

Please return the expired Permits with your inspection reports.

R.N. KERR  
Secretary for Marine

per: 

(R.P. Taylor)

Encl.

PERMITS FOR RENEWAL

Item	Ak. File	Comments
18	54/2/25	Foreshore controlled by Waiheke Road Board (Gazette 1968, p. 2623)
29	No File	Foreshore controlled by Waitemata County Council (Gazette 1968, p. 1195 and 1637)
57	54/2/78	Foreshore controlled by Waiheke Road Board
65	54/2/90	Foreshore controlled by Waiheke Road Board
80	54/2/114	Dinghy locker appears to be outside the area marked on the "Tamaki River Foreshore Development Plan" as being for private foreshore structures, but as it is existing and has been previously allowed it can be licenced by Permit for a further 14 years provided Auckland City Council and Auckland Harbour Board are in agreement.  Annual rental to be \$3.00.  There is a slipway shown on the plan, to be included in the Permit.
81	54/2/116	File number should be 54/3/56. Address should be 406 Remuera Road, Auckland. S.E.2  Structure should be jetty and slipway.  Rental will be \$3.00 p.a.

LICENCES FOR RENEWAL

55	No File	Foreshore controlled by Waitemata County Council.
192	No File	Should be Item 186.
197	13/3/436	Should be Item 192.

As the site was inspected in July 1969 (Your ref. 13/2/436) a further report should not be necessary. In line with a recently established policy concerning shops on the foreshore the following clause will be included in the licence: "The licensee will comply with all bylaws of the Raglan County Council, even though the licence is in respect of land outside of the County boundaries."

Please establish whether the Council would be agreeable to such a clause being included in the licence.

In your report of 28 July 1969 you recommended that the licensing period be limited to 5 years.

Do you still consider that a shortened licensing period is warranted, as it is possible to arrange a bring-up from this office for every 5 years during the term of a 14 year licence, for a maintenance check.

Item	Ak. File	Comments
197	No File	Please check that the pipeline is marked by a green light 14' above H.W.M. as specified in the licence.
198	54/1/57	This pipeline should be marked by an orange light.
199	No File	Annual rental to be \$6.00 p.a.
200	No File	The annual rental will remain the same provided the Club is not making charges on non-Club members for the use of the site.

TELEPHONE \_\_\_\_\_

EXTENSION \_\_\_\_\_



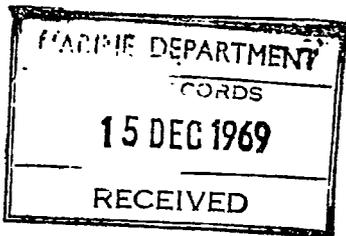
PLEASE QUOTE

Marine 2599

OUR REFERENCE

54/15 Pt 4  
Fol 9

YOUR REFERENCE



MARINE DEPARTMENT.  
P.O. Box 1254,  
AUCKLAND.

10 December 1969

Secretary for Marine,  
WELLINGTON

FORESHORE PERMITS AND LICENCES

A check of the register shows that renewal action should be taken on the undernoted permits and licences.

PERMITS

No.	M.D.	Structure	Location	Licencee	Our File	H.O. File	
✓ 18	6847	Boatshed	Waiheke	Edgar, S.A.E.	54/2/25	54/9/6	
✓ 29	8135	Slipway Jetty	Kaipara	Scott A.W.	No File Held	54/10/2	
* ✓ 57	9238	Jetty	Kawau Is.	Turnwald T.F&M	54/2/78	54/3/38	
* ✓ 65	10037	Wharf	"	P.C. Calvert	54/2/90	54/3/22	
✓ 80	10025	Dinghy Locker	Glendowie	F.J. Coomber	54/2/114	54/9/27	
✓ 81	10080	Jetty	Bay of Islands	Gray A.S.	54/2/116	54/3/55	
<u>LICENCES</u>							
6)	Renewal of vesting order N.Z. Gazette 25/8/55 No. 55					54/3/95	
7)	Page 1332 Wharves vested in Rodney County Council					54/1/59	54/3/96
8)	Renewal of vesting order N.Z. Gaz 3/2/55 Page 107					54/1/94	54/3/107
19)							54/3/97
36)							54/3/123
* ✓ 55	7456	Piles	Helensville	West Timber Co Ltd	No File Held	54/6/2	
✓ 192 156	6472	Wharf and Dolphin	Mangonui	Ironside Ltd	"	54/3/189	
2 ✓ 197 156	9941	Shop etc	Port Waikato	Shepherd H.R.	13/3/36	54/11/19	
* ✓ 197	10114	Pipeline	Ruawai	Ruawai Coop Dairy	No File Held	54/7/7	
* ✓ 198	10021	"	Waihou River	N.Z. Coop Dairy	54/1/57	54/7/8	
✓ 199	10042	"	Mangonui	Brent F.	No File Held	54/7/9	
✓ 200	10078	Slipway	Waitangi River	B.O.I. Yacht Club	"	54/10/37	

- 2 -

✓ 317	-	Mudflat Lease	Millelets Is.	Newcombe S.	No File Held	4/825
✓ 318	-	Toheroa Area	Kaipara	Meredith Bros	"	42/12

*to be deleted, Fisheries.*

Pleas advise if you concur and I will initiate renewal and inspection.

B.E. TURNER,  
District Officer.

Per : D. Greig.

*D Greig*

KRP:RN

54/11/19

2 September 1969

Messrs Sturrock and Monteith,  
Barristers and Solicitors,  
12 Liverpool Street,  
TUAKAU.

Dear Sirs,

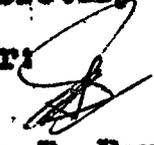
ALFRED SHEPHERD (DECEASED)

I refer to my letter of 1 August and attached, as promised, copies of an extract from the New Zealand Gazette of 14 August containing the assignment of the late Mr Shepherd's licence to his son.

Yours faithfully,

DISPATCHED  
2 - SEP 1969  
by \_\_\_\_\_

R. N. Kerr  
Secretary for Marine

per: 

(K. R. Parsons)

ENCLOSURE  
SENT  
ENC

The District Officer,  
Marine Department,  
P.O. Box 1254,  
AUCKLAND.

Copy for your information together with copy of an extract from the Gazette. Your file 13/2/436 refers.

DISPATCHED  
2 - SEP 1969  
by \_\_\_\_\_

R. N. Kerr  
Secretary for Marine

per: 

(K. R. Parsons)

ENCLOSURE  
SENT  
ENC

Extract from N.Z. Gazette, 14 August 1969, No. 50, page 1525

*Assignment of Foreshore Licence for a Cottage, Fish Shop,  
Garage, and Boatshed at Port Waikato*

PURSUANT to the Harbours Act 1950, the Secretary for Marine hereby gives notice that the licence granted to Alfred Shepherd, deceased, on 24 April 1956\* to use and occupy a part of the foreshore and bed of the Waikato River, at Port Waikato, for the purpose of maintaining thereon a cottage, fish shop, garage, and boatshed is hereby assigned to Hector Ronald Shepherd and his administrators, executors, or assigns.

W. A. CULLEN, for Secretary for Marine.

\*Gazette, 3 May 1956, p. 576

(M. 54/11/19)

A. R. SHEARER, Government Printer, Wellington, New Zealand.

54/11/19

**DISPATCHED**  
-1 AUG 1969  
by 100

KRP:SA

1 August 1969

Messrs Sturrock & Monteith,  
Solicitors,  
12 Liverpool Street,  
TUAKAU.

Dear Sirs,

ALFRED SHEPHERD (DECEASED)

I refer to my letter of 24 June 1969, and wish to inform you that approval pursuant to section 164 of the Harbours Act 1950 has been given to the assignment of the late Mr Shepherd's licence to his son, Hector Ronald Shepherd.

The assignment will shortly be gazetted and I will let you have copies of an extract from the Gazette containing the assignment when these are available

**DISPATCHED**  
-1 AUG 1969  
by 60

Yours faithfully,

R.N. KERR  
Secretary for Marine

per:

  
(K.R. Parsons)

The District Officer,  
Marine Department,  
P.O. Box 1254,  
AUCKLAND.

Copy for your information. Thank you for your report  
13/2/436 of 28.7.69.

R.N. KERR  
Secretary for Marine

per:

  
(K.R. Parsons)

THE SECRETARY FOR MARINE: The following application is submitted for your decision or execution pursuant to the Harbours Act 1950.

- (a) Name of applicant: **HECTOR RONALD SHEPHERD**
- (b) Location of foreshore: **WAIKATO RIVER, PORT WAIKATO**
- (c) Structure, or purpose for which foreshore required: **COTTAGE, FISH SHOP, GARAGE AND BOATSHED**
- (d) Plan number M.D. **9941**
- (e) Report from Marine Engineer is unnecessary/~~OK - see folio~~
- (f) Report from Transport Dept. is unnecessary/~~OK - see folio~~
- (g) Report from Nautical Adviser is unnecessary/~~OK - see folio~~
- (h) Approvals from Harbour Board ~~have been received/~~are unnecessary: ~~see folio~~
- (i) In the case of transfer, transferer's and transferee's letters: ~~see folios~~ **34-37**

REMARKS:-

Recommend you sign the attached notice of assignment which will be gazetted. A report has been received, as requested, from the D.O. Auckland - folios 45, 46 refer. The licence expires on 1 April 1970 and the question of length of renewal and maintenance may be determined then.

*[Handwritten Signature]*

31.7.69  
~~12.6.69~~

DECISION

Signature: \_\_\_\_\_

Date \_\_\_\_\_

(Under Section 164, or assignment of licence)

(~~Permit Number:~~

(~~New Permit (in lieu of Permit No.~~

~~expired~~)

approved

(~~Extension of permit~~

and signed

(Assignment of ~~Permit/licence~~ from Alfred Shepherd, deceased.)

(~~Cancellation of Permit~~

Under Section 178

(In respect of Foreshore licence/permit (to be) issued by the Minister  
Harbour Board or \_\_\_\_\_ plan M.D.  
( \_\_\_\_\_ sheets in \_\_\_\_\_ ) is approved and has been signed by me..

Under Order in Council of 15.12.31

(holding of Motor Cycle races on \_\_\_\_\_ Beach by  
(On \_\_\_\_\_ / / approved, subject to the (usual) conditions.

Signature

*[Handwritten Signature]*

Secretary for Marine

Date: \_\_\_\_\_

30/7/69

Accounts action

(1. Foreshore card prepared/noted

(2. ~~Account for rent/premium/renewal fee/transfer fee prepared.~~

Account No. \_\_\_\_\_ herewith. Initials: \_\_\_\_\_

Date: 28/8/69

Harbours Section Action

(1. ~~Site plan (if any) noted~~

(4. ~~Number plate ordered~~

(2. ~~Plan despatched~~

(5. District permit list noted ✓ Item N2/92

(3. ~~Power lines file M54/0/24 noted.~~

Initials: \_\_\_\_\_

Date: \_\_\_\_\_

4/9.

Records Action

(~~Transfer noted~~

Initials: \_\_\_\_\_

Date: \_\_\_\_\_

ASSIGNMENT OF FORESHORE LICENCE FOR  
A COTTAGE, FISH SHOP, GARAGE AND BOATSHED  
AT PORT WAIKATO

PURSUANT to the Harbours Act 1950, the Secretary for Marine hereby gives notice that the licence granted to Alfred Shepherd, deceased, on 24 April 1956\* to use and occupy a part of the forshore and bed of the Waikato River at Port Waikato for the purpose of maintaining thereon a cottage, fish shop, garage and boatshed is hereby assigned to Hector Ronald Shepherd and his administrators, executors or assigns.

*H. Kullen*  
Secretary for Marine

\*Gazette 3 May 1956, page 576

(M54/11/19)

GAZETTE

6 AUG 1969

938

DG:KMcA

TELEPHONE.....

EXTENSION.....



PLEASE QUOTE

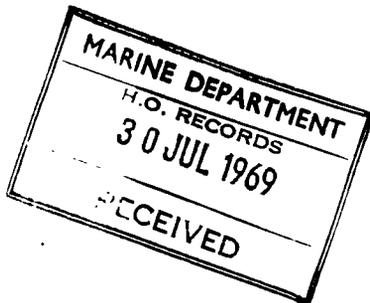
Marine 2599

OUR REFERENCE

13/2/436

YOUR REFERENCE

54/11/19



MARINE DEPARTMENT.

P.O. Box 1254,  
AUCKLAND.

28 July 1969

Secretary for Marine,  
WELLINGTON.

A. SHEPHERD (DECEASED) VARIOUS BUILDINGS  
PORT WAIKATO.

Your 54/11/19 of 24/6/69 refers.

Report on the site and structures as requested.

ILLEGAL RECLAMATION

Boulder fill topped with earth held in place by wood revetting. Apart from some renewal of wood reje~~tt~~ment, seems quite stable site. Abuts what appears to be a small reserve.

BUILDINGS

Small Boat Shed and Ramp Constructed of flat sheet and corrugated iron.

Shed and Washing House Constructed of flat sheet iron with corrugated iron roof.

Shed and Toilet Iron and wood const~~ru~~ction, wood work requires some renewal.

Cottage Construction shingle wall facing road corrugated iron roof.

Land Well laid out and has been well kept.

CONDITION OF BUILDINGS

Well kept and paint work in good order for this type of accommodation.

POLLUTION

As this is similar to many in area and County clerk is quite happy about the situation. The river is very wide at this point and no swimming take place here.

46

41

45

TELEPHONE .....

EXTENSION .....



PLEASE QUOTE

Marine 2599

OUR REFERENCE

YOUR REFERENCE


MARINE DEPARTMENT.

- 2 -

USE OF BUILDINGS

Before retirement Mr Shepherd was a carpenter and in later years was a licenced fisherman selling his catch from the premises. No business has been transacted from the site for quite some time.

Rates. No assessment is issued by County. Enquiry shows the complex has been used for some time as a retirement home by Mr Shepherd and would be suitable as a summer home or accommodation for a retired person.

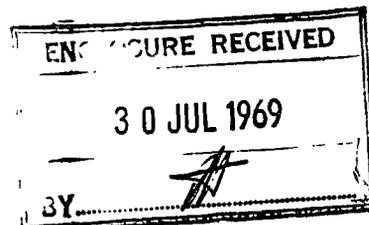
RECOMMENDATION

This licence constitutes no annoyance or restriction to the public and transfer is recommended. Owing to the type of construction it may be best to limit the licence to five years periods so that a check on maintenance could be kept.

In the event of the structures being removed it could be that the County would assume the reclmation as a road side picnic area reserve.

B.E. TURNER,  
District Officer

Per : D. Greig.



[Extract from *N.Z. Gazette*, 3 May 1956, No. 27, page 576]

*Licensing Alfred Shepherd to Use and Occupy a Part of the Foreshore on the Waikato River at Port Waikato as a Site for a Cottage, Fish Shop, Garage, and Boatshed*

H. E. BARROWCLOUGH,  
Administrator of the Government

ORDER IN COUNCIL

At the Government House at Wellington this 24th day of April 1956

Present:

HIS EXCELLENCY THE ADMINISTRATOR OF THE GOVERNMENT  
IN COUNCIL

**P**URSUANT to the Harbours Act 1950, His Excellency the Administrator of the Government, acting by and with the advice and consent of the Executive Council, hereby licenses and permits Alfred Shepherd (hereinafter called the licensee, which term shall include his administrators, executors, or assigns, unless the context requires a different construction), to use and occupy a part of the foreshore and land below low-water mark on the Waikato River at Port Waikato as shown on plan marked M.D. 9941 and deposited in the office of the Marine Department at Wellington, for the purpose of maintaining thereon a cottage, fish shop, garage, and boatshed as shown on the said plan, such licence to be held and enjoyed by the licensee upon and subject to the terms and conditions set forth in the Schedule hereto.

SCHEDULE

1. This licence is subject to the Foreshore License Regulations 1940, and the provisions of those regulations shall, so far as applicable, apply hereto.
2. The premium payable by the licensee shall be five pounds (£5) and the annual sum so payable ten pounds (£10).
3. The term of the licence shall be fourteen years from the 1st day of April 1956.

T. J. SHERRARD, Clerk of the Executive Council.  
(M. 4/4381)

R. E. OWEN, Government Printer, Wellington, New Zealand.

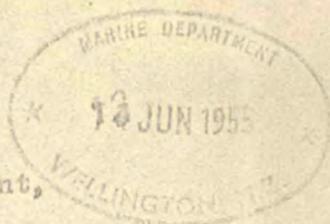
Raglan County Council  
Box 1  
Ngāmanuhia

4 #381

43

11 June 1955

~~March, 1955~~



Secretary,  
Marine Department,  
P. O. Box 2395,  
WELLINGTON.

Plans recd. -  
2 sheets

Dear Sir,

Occupancy of Marine Foreshore - Port Waikato  
Main Highway

A Mr. Shepherd purchased the buildings on Port Waikato marine foreshore in 1929 and has continually occupied the site since that date. He purchased the buildings from a Mr. Cole-Baker who owns a farm on the opposite side of the road. Mr. Cole-Baker is one of the original settlers in the area and when he sold his property to Mr. Shepherd he explained that he was selling the building only as he did not own the land.

I made a careful check of the site and it is definitely off the road reserve and you will note from the photographs enclosed that the site has been built up below high water mark.

Mr. Shepherd has been retired for some years and has a licence from your Department to sell fish.

The buildings have been neatly erected in good condition and the whole area is spotlessly clean and a credit to the occupier. Mr. Shepherd and his wife are both of excellent character and Mr. Shepherd has on several occasions requested his solicitors, Messrs. Earl, Kent, Massey, Palmer & Haggitt, Auckland, to try and obtain a title for him. He has also approached various Government Departments with no result.

Apart from other factors, Mr. Shepherd suffers from chronic bronchitis and this is the main reason why he selected the Port Waikato area in which to retire.

As the buildings were erected on the site Mr. Shepherd is in no way a squatter and I would strongly recommend, if possible, that he be granted a lease for say, twenty-one years, with the right to transfer his interest in the area at any time, subject to the approval of your Department. If this cannot be granted, could you give him an annual tenancy, renewable each year at an annual rent of say, £5. This ground rent is, I think, reasonable.

Building sections at Port Waikato are being leased on a twenty-one year lease with right of renewal and an average annual rental of £12.

Should your Department grant Mr. Shepherd a long term lease then I suggest that the annual rental be increased as he should be prepared to pay for a better title than he now possesses.

The site is situated two miles east of Port Waikato, right on the banks of the Waikato river.

Yours truly,

G. Brownlee-Smith,  
County Clerk.



**Wide format was located here in this file**

**To view the wide format image(s) please go to the end of this document**

**The numbers listed below are also on the wide format image(s) that belong here**

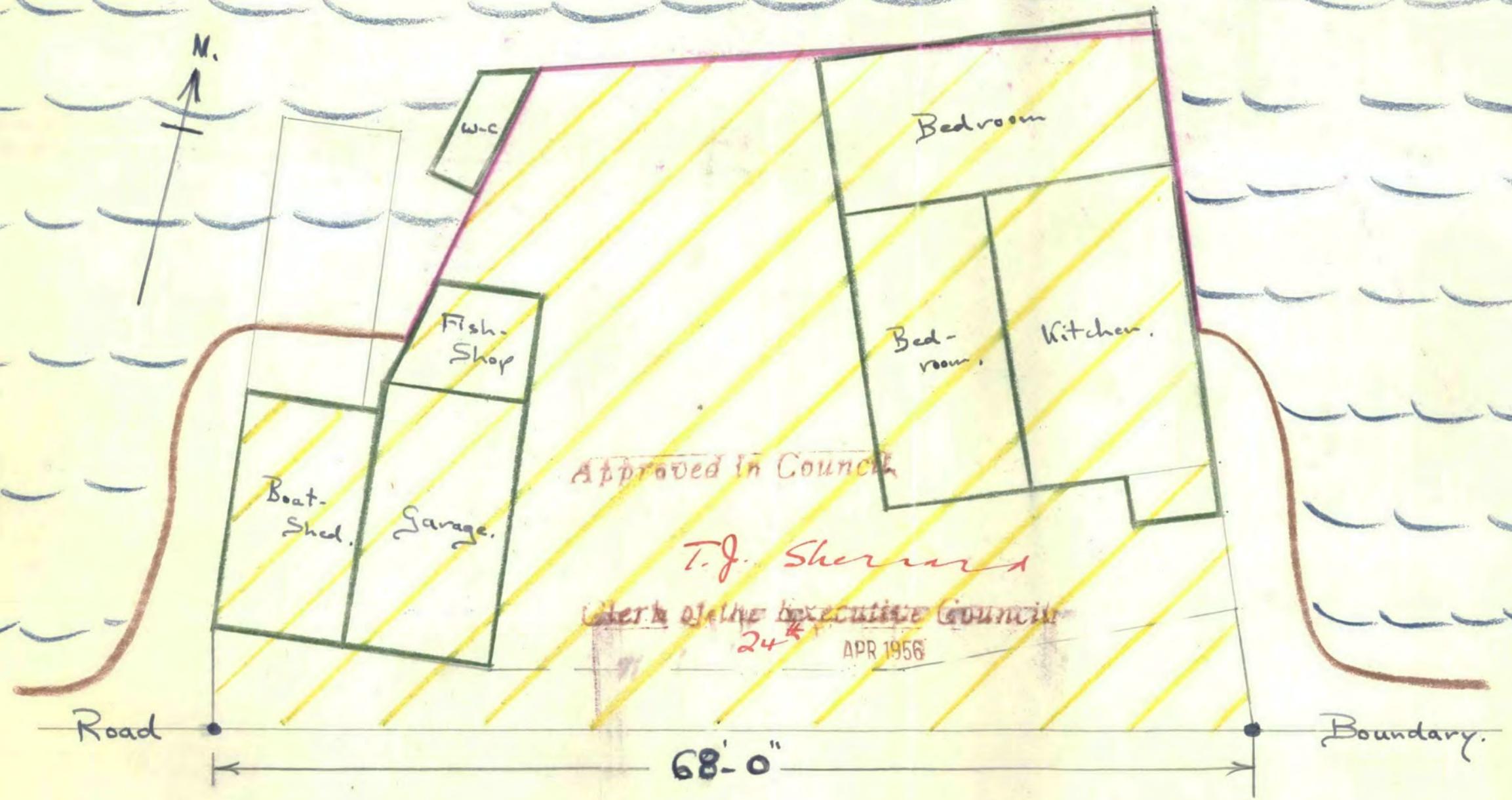
**5327**

Mr. Alfred Shepherd  
Port Waikato.

(Amended Plan)

Legend:-

- Re-claimed land 
- H. Water 
- Wooden Jetty 
- Stone Walls 
- Existing Bldgs. 
- Scale  $\frac{1}{8}'' = 1 \text{ ft.}$



M.D 9941.

M54/11/19

DISPATCHED  
25 JUN 1969  
by *[Signature]*

24 June 1969

Messrs Sturrock and Monteith,  
Solicitors,  
12 Liverpool Street,  
TUAKAU.

Dear Sir,

ALFRED SHEPHERD DECEASED

I acknowledge receipt of your letter of 5 June 1969 in which you informed me that under the deceased's will he appointed his son as trustee and that the licence is to be transferred to his name.

Consideration is being given to the assignment and I shall write to you further in this respect soon.

Yours faithfully,

DISPATCHED  
25 JUN 1969  
by *[Signature]*

R.N. KERR  
Secretary for Marine

per: *[Signature]*  
(K.R. Parsons)

The District Officer,  
Marine Department,  
P.O. Box 1254,  
AUCKLAND.

Attention: Mr Turner

Copy for your attention. Item No. 192 in the District Licence Register refers. Mr A. Shepherd deceased, was licensed to occupy a piece of illegal reclamation for a cottage, fish shop, boatshed and garage, as per the attached plan M.D. 9941. The Raglan County Council gave its approval on 11 June 1955 copy of letter attached.

The question has arisen whether this situation should be perpetuated and I shall be glad if you will arrange for an inspection to be made of the site and comment both on the possible pollution aspect (toilet overhanging the water) and the desirability or otherwise of agreeing to the transfer and for how long. Please comment also on the state of the building, whether rates are paid, what use is made of the buildings and whether the commercial undertaking is a good one or not.

ENCLOSURE SENT

R.N. KERR  
Secretary for Marine

per: *[Signature]*  
(K.R. Parsons)

Encl.

B/4  
24.7.69  
24.8.69

Subject:

Department:

File No. 54/11/19

To

Mr. ~~Cullen~~ Port Warkato A. Shepherd  
 This man was licensed, before my time (!)  
 to occupy a piece of illegal reclamation  
 (see plan on Foho 17) with a cottage, fish-shop  
 boatshed and garage. Note also the Toilet  
 overhanging the water.

There is now a request to assign this  
 licence from A. Shepherd to his son.  
 Request your advice whether we should  
 perpetuate the situation. Foho & Showd  
 that the County approved and may have  
 been glad to tidy up the position.

*(Cullen)*

Section Officer  
 16/6/69

Mr. Turner

Mr. Turner should be asked to visit & comment both  
 on the toilet & pollution angle & the desirability of  
 otherwise agreeing to the transfer of the house. He  
 could comment on the state of the buildings - whether  
 rates are paid; what use is made of the buildings -  
 whether the commercial use is a good one or not  
 etc. *L. Peulier*

16/6/69

Mr. Parsons Please write accordingly *(Cullen)* 17/6

**ASSIGNMENT OF FORESHORE LICENCE FOR  
A COTTAGE, FISH SHOP, GARAGE AND BOATSHED  
AT PORT WAIKATO**

PURSUANT to the Harbours Act 1950, the Secretary for Marine hereby gives notice that the licence granted to Alfred Shepherd, deceased, on 24 April 1956\* to use and occupy a part of the foreshore and bed of the Waikato River at Port Waikato for the purpose of maintaining thereon a cottage, fish shop, garage and boatshed is hereby assigned to Hector Ronald Shepherd and his administrators, executors or assigns.

Secretary for Marine

\*Gazette 3 May 1956, page 576

(M54/11/19)

STURROCK & MONTEITH  
SOLICITORS

COLIN RANKIN STURROCK  
DOUGLAS GILLIES MONTEITH, B.A. LL.B.  
DGM: JBB

12 Liverpool Street,  
Tuakau

5th June 1969



The Secretary,  
for Marine,  
P.O. Box 10142,  
WELLINGTON

Dear Sir,

re: ALFRED SHEPHERD DECEASED  
YOUR REFERENCE M54/11/19

36

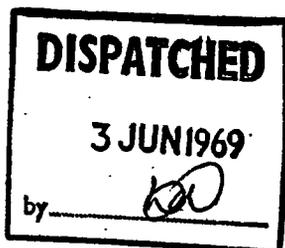
We thank you for your letter of the 30th May and for the copies of the license enclosed therewith.

We would advise that under deceased's will he appointed his son Hector Ronald Shepherd as Sole Trustee and after granting a life interest in his property (including the Marine Department Lease) to his Widow the deceased gave all his property to the said Hector Ronald Shepherd.

If the license could therefore be assigned to Mr Hector Ronald Shepherd this would put the matter in order and we would advise that his description is Oratia, Carpenter. We understand from him that he has already been in touch with you and has paid the rent to the 31st of March next.

Yours faithfully,  
STURROCK & MONTEITH  
Per: *[Signature]*

M54/11/19



30 May 1969

Messrs Sturrock & Monteith,  
Solicitors,  
12 Liverpool Street,  
TUAKAU.

Dear Sir,

ALFRED SHEPHERD - DECEASED

... I acknowledge receipt of your letter of 7 May 1969 and attach as requested a copy of the licence authorising the late Mr Shepherd to occupy a part of the foreshore.

It will be necessary to assign the licence to the beneficiaries of the estate and I shall be glad if you will let me know the full names in order that the assignment can be made. There is a transfer fee of \$2 payable if the licence is to be transferred to a person other than the deceased's immediate family.

Yours faithfully,

R.N. KERR  
Secretary for Marine

per:

  
(K.R. Parsons)

Encs:



B/u 30.6.69. ✓

54/11/19

TELEPHONE 21 & 77

**STURROCK & MONTEITH**

SOLICITORS



COLIN RANKIN STURROCK  
DOUGLAS GILLIES MONTEITH, B.A. LL.B.

DGM:JBB

MARINE DEPARTMENT  
MAR RECORDS  
- 9 MAY 1969  
RECEIVED

12 Liverpool Street,

Tuakau

7th May 1969

35

The Officer in Charge,  
Marine Department,  
P.O. Box 2395,  
WELLINGTON

Dear Sir,

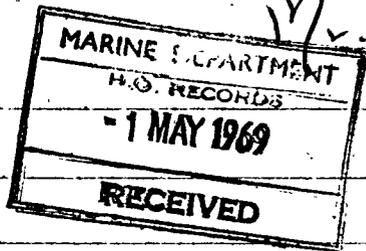
re: ALFRED SHEPHERD DECEASED

We are acting in the administration of the affairs of the abovenamed deceased who died on the 2nd April. The deceased rents part of the foreshore of the Waikato River and had his house property erected there and we understand that your reference is M4/4381.

We will be much obliged if you could advise us if there is any form of written lease or license in existence in connection with the matter.

Yours faithfully,  
STURROCK & MONTEITH

Per:



The Marine Dept.

Dear Sirs,

RE H/14381, your a/c no 2617

As my father, Alfred Shepherd,  
of No 5 RD, Port Waikato, died  
earlier this month, and as I am  
trustee of his estate, would you  
please forward future a/c's for  
the rental fee to me, at the  
above address.

I remain

Yours sincerely  
HR Shepherd

FW  
MD

M.54/11/19

Extn. 65

29 July 1968

Mr A. Shepherd,  
No. 5 R.D.  
PORT WAIKATO

Dear Sir,

Rental of Foreshore - Waikato River  
Account 1863 - \$20.00

... In reply to your letter dated 10 July 1968, I am  
enclosing a copy of account 1863 for annual rental of  
foreshore plan no 9941.

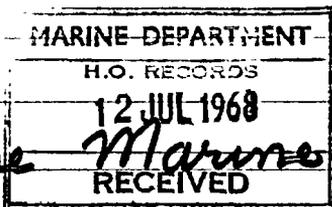
Yours faithfully,

R. N. Kerr  
Secretary for Marine

Per: *H. M. Littlewood*

(H. M. Littlewood)

Encl.



Port Waikato<sup>32</sup>  
Wed July 10<sup>th</sup>  
Esp —  
£10 - per yr

Dear Sirs

Owing to my carelessness —  
I have mislead statement  
re - rental of site on Waikato  
River — M 9941 — lease —  
please send by return if  
possible and a cheque  
will be sent immediately —  
yours faithfully —  
Thanking you.

Afred Shepherd  
Port Waikato

# MARINE DEPARTMENT

# M 4/4381

T

**SUBJECT:** FORESHORES:- WAIKATO RIVER, PORT WAIKATO -  
COTTAGE,, FISH SHOP, ETC., - A. SHEPHERD.

FORMER PAPERS:

SUBSEQUENT PAPERS:

Folio.	Referred to	Date.	Cleared Initials.	Folio.	Referred to	Date.	Cleared Initials.
1-4	Legal Offices	14/6/55	JS				
5	Mr Tait	20/8/55	JS				
6	Mr Tait	30.8.55	JS				
7	Mr Tait	12.9.55	JS				
8	Mr Tait	17.10.55	JS				
7	Rever	18.10.55	JS				
7	Mr Tait 3/4	20.11.55	JS				
9-10	Mr Tait	7.12.55	JS				
7	Mr Tait BU	20.1.56	JS				
11	Mr Tait	13.2.56	JS				
12-13	Mr Tait	21.2.56	JS				
4	" " BU	9.3.56	JS				
14	Mr Cullen	9.3.56	JS				
16	Mr Sheehy BU	14.4.56	JS				
17-19	Mr Tait	12.4.56	JS				
17-19	Mr Cullen	12.4.56	JS				
16	Mr Sheehy BU	24.4.56	JS				
21	" " BU	26.4.56	JS				
22-23	Mr Tait	26.4.56	JS				
24-25	Mr Tait	26.4.56	JS				
22-25	Mr Delele	22.4.56	JS				
25	" Jesson	30.4.56	JS				
25	" Sheehy	30.4.56	JS				
25	Marine Audit	30.4.56	JS				
27-2	Mr Tait	11.5.56	JS				
27-28	Mr Delele	11.5.56	JS				
31	Mrs Ruxton	25/7/66	JK				

**PART:** \_\_\_\_\_ **OPENED:** \_\_\_\_\_ **CLOSED:** \_\_\_\_\_

PLEASE TEAR OFF AND RETURN COMPLETED IN ADDRESSED ENVELOPE PROVIDED

31

MARINE DEPARTMENT  
22 JUL 1966

File No. M. 4/438/...

The Secretary for Marine,  
Wellington.

Dear Sir,

I acknowledge receipt of No. *M. 9941.* and I will affix the  
plate on (date) *July 23<sup>rd</sup> 1966* when I next visit the structure.

Yours faithfully,

(SGD) *A. Shepherd.*

*Checked M*

*pb Thank you.*

M 4 4381

Port Waikato.

RD No 5.

Via Tuakau.

30th May 58.

M4/4381

The Marine Dept.  
Wellington.

Dear Sirs,

Please find enclosed  
cheque for £10-0-6 being  
rent for my parents' home  
at Port Waikato, to 31st  
March 1959.

Thanking you  
Yours sincerely,  
J R Shepherd.

OR 624312

15 JUN 1958

M4/4381

16th May, 1956.

Mr A. Shepherd,  
No. 5 R.D.,  
PORT WAIKATO.

Dear Sir,

With reference to my letter of the 2nd May, I now enclose an extract from the New Zealand Gazette containing the Order in Council licensing you to use and occupy a part of the foreshore at Port Waikato as a site for a cottage, fishshop, garage and boatshed.

Your Official Receipt for the rent and Order in Council fee is enclosed together with a copy of the approved plan with the approval in Council noted thereon.

Yours faithfully,

(G. L. O'Halloran)  
SECRETARY FOR MARINE



(Enc.)

The District Commissioner of Works,  
Ministry of Works,  
P.O. Box 500,  
HAMILTON.

Copy for your information. *Yours ref. M.H. 2*

(G. L. O'Halloran)  
SECRETARY FOR MARINE  
16.5.56.



The County Clerk,  
Raglan County Council,  
P.O. Box 1,  
NGARUAWAHIA.

Copy for your information. Copy of extract from New Zealand Gazette containing the Order in Council is enclosed.

(G. L. O'Halloran)  
SECRETARY FOR MARINE  
16.5.56.



(Enc.)

9/11  
JHL

[Extract from *N.Z. Gazette*, 3 May 1956, No. 27, page. 576]

*Licensing Alfred Shepherd to Use and Occupy a Part of the  
Foreshore on the Waikato River at Port Waikato as a Site  
for a Cottage, Fish Shop, Garage, and Boatshed*

H. E. BARROWCLOUGH,  
Administrator of the Government

ORDER IN COUNCIL

At the Government House at Wellington this 24th day of  
April 1956

Present:

HIS EXCELLENCY THE ADMINISTRATOR OF THE GOVERNMENT  
IN COUNCIL

**P**URSUANT to the Harbours Act 1950, His Excellency the Administrator of the Government, acting by and with the advice and consent of the Executive Council, hereby licenses and permits Alfred Shepherd (hereinafter called the licensee, which term shall include his administrators, executors, or assigns, unless the context requires a different construction), to use and occupy a part of the foreshore and land below low-water mark on the Waikato River at Port Waikato as shown on plan marked M.D. 9941 and deposited in the office of the Marine Department at Wellington, for the purpose of maintaining thereon a cottage, fish shop, garage, and boatshed as shown on the said plan, such licence to be held and enjoyed by the licensee upon and subject to the terms and conditions set forth in the Schedule hereto.

SCHEDULE

1. This licence is subject to the Foreshore License Regulations 1940, and the provisions of those regulations shall, so far as applicable, apply hereto.
2. The premium payable by the licensee shall be five pounds (£5) and the annual sum so payable ten pounds (£10).
3. The term of the licence shall be fourteen years from the 1st day of April 1956.

T. J. SHERRARD, Clerk of the Executive Council:  
(M. 4/4381)

R. E. OWEN, Government Printer, Wellington, New Zealand.

TS/AT.

M4/4381

2nd May, 1956.

Mr A. Shepherd,  
No. 5 R.D.,  
PORT WAIKATO.

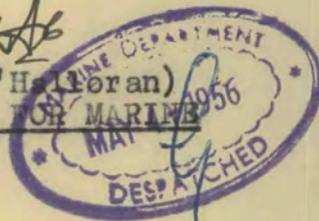
Dear Sir,

Enclosed you will find an account for £15.0.0d. being your rent and Order in Council fee for the site that you occupy at Port Waikato as a site for a cottage, fishshop, garage and boatshed.

Upon payment of this account the extract from the N.Z. Gazette containing the Order in Council will be forwarded together with your Official Receipt.

Yours faithfully,

*W.L.*  
(G. L. O'Halloran)  
SECRETARY FOR MARINE



*JGS*

*Bu. on 2/6/56*

*[Handwritten signature]*

26 APR 1956  
WELLINGTON, N.Z.



File: M4/4381

### In Executive Council

Administrator of the Government  
His Excellency the ~~Governor-General~~ is recommended to  
pursuant to the Harbours Act 1950, to sign the  
accompanying Order in Council licensing Alfred  
Shepherd to use and occupy a part of the foreshore  
on the Waikato River at Port Waikato as a site for a  
cottage, fishshop, garage and boatshed.

*Eight extracts  
sent.  
JHS ✓*

*M. McAlpine*  
Minister of Marine

Marine Department,  
WELLINGTON.

13th April, 1956.

Approved in Council,

*H.E.D.*

24 APR 1956

*T. J. Sheppard*

Clerk of the Executive Council

**GAZETTE**

8 Sept  
30 APR 1956 *JHS*

*Foreshore card  
prepared  
M.C. 643 for rent  
0 in C fee  
JHS  
Ref 30.4.56*

Licensing Alfred Shepherd to use and occupy a part of the foreshore on the Waikato River at Port Waikato as a site for a Cottage, Fishshop, Garage and Boatshed

*H. E. Dawson*

THE ADMINISTRATOR OF THE GOVERNMENT

ORDER-in-COUNCIL

At the Government *House* at *Wellington*  
this *24<sup>th</sup>* day of *April*, 1956.

Present:

HIS EXCELLENCY THE ADMINISTRATOR OF THE GOVERNMENT in Council

PURSUANT to the Harbours Act 1950, His Excellency the Administrator of the Government, acting by and with the advice and consent of the Executive Council, hereby licenses and permits Alfred Shepherd (hereinafter called the licensee, which term shall include his administrators, executors or assigns, unless the context requires a different construction), to use and occupy a part of the foreshore and land below low-water mark on the Waikato River at Port Waikato as shown on plan marked M.D. 9941 and deposited in the office of the Marine Department at Wellington, for the purpose of maintaining thereon a cottage, fishshop, garage and boatshed as shown on the said plan, such licence to be held and enjoyed by the licensee, upon and subject to the terms and conditions set forth in the Schedule hereto:

Schedule

1. This licence is subject to the Foreshore Licence Regulations 1940, and the provisions of those regulations shall, so far as applicable, apply hereto.
2. The premium payable by the licensee shall be five pounds (£5) and the annual sum so payable ten pounds (£10).
3. The term of the licence shall be 14 years from the 1st day of April, 1956.

*T. J. Sheppard*

Clerk of the Executive Council.



File: M4/4381

## In Executive Council

Administrator of the Government  
His Excellency the **Governor-General** is recommended -to  
pursuant to section 178 of the Harbours Act 1950, to  
✓ approve the accompanying plan marked M.D. 9941 (one  
sheet in duplicate) of a cottage, fishshop, garage and  
boatshed on the Waikato River at Port Waikato.

*Norman Gray*  
Minister of Marine.

Marine Department,  
WELLINGTON.

13th April, 1956.

Approved in Council,

*W. G. Downes*

24 APR 1956

*T. J. Sheppard*

Clerk of the Executive Council

*John D. W.  
Returned  
24/4/56*

TS/AT,

File: M4/4381

The Minister of Marine.

Mr A. Shepherd has applied to this Department for a licence to use and occupy a part of the foreshore on the Waikato River at Port Waikato as a site for a cottage, fishshop, garage and boatshed.

There is no Departmental objection to this and I attach for your approval and signature the two necessary recommendations to His Excellency the Administrator of the Government.

G. L. O'H  
(G. L. O'Halloran)  
SECRETARY FOR MARINE  
13.4.56.

B.U. on 26/4/56  
(Enc.)

*[Handwritten initials and signatures]*

To M. Minister 17/4/56  
*[Handwritten initials]*

Licensing Alfred Shepherd to use and occupy a part of the foreshore on the Waikato River at Port Waikato as a site for a Cottage, Fishshop, Garage, and Boatshed

**GAZETTE**

extracts

(sgd) H. E. Barrackough

THE ADMINISTRATOR OF THE GOVERNMENT

ORDER IN COUNCIL



G. K. O'Connell  
Secretary

Marine Dept  
30 APR 1956

At the Government House at Wellington

this 24<sup>th</sup> day of April 1956

Present:

<sup>cor.</sup> His Excellency the Administrator of the Government in Council

<sup>2 line</sup> PURSUANT to the Harbours Act 1950, His Excellency the Administrator of the Government, acting by and with the advice and consent of the Executive Council, hereby licenses and permits Alfred Shepherd (hereinafter called the licensee, which term shall include his administrators, executors, or assigns, unless the context requires a different construction), to use and occupy a part of the foreshore and land below low-water mark on the Waikato River at Port Waikato as shown on plan marked M.D. 9941 and deposited in the office of the Marine Department at Wellington, for the purpose of maintaining thereon a cottage, fishshop, garage, and boatshed as shown on the said plan, such licence to be held and enjoyed by the licensee, upon and subject to the terms and conditions set forth in the Schedule hereto

Schedule

1. This licence is subject to the Foreshore Licence Regulations 1940, and the provisions of those regulations shall, so far as applicable, apply hereto.
2. The premium payable by the licensee shall be five pounds (£5) and the annual sum so payable ten pounds (£10).
3. The term of the licence shall be 14 years from the 1st day of April, 1956.

(sgd) J. J. Sheppard

Clerk of the Executive Council.

I certify that the foregoing (attached) document is a true and exact copy of the whole of the original document of which it purports to be a copy.

(M/4381)

Proof returned to Govt-Pls 2/5/56 JTB.

Office file

checked by 21/5 4701

# RAGLAN COUNTY COUNCIL

19

P.O. Box 1  
NGARUAWAHIA



10th April, 1956.

The Secretary for Marine,  
P.O. Box 2395,  
WELLINGTON C.1.

Plan recd.  
2 sheets

gm  
12/4/56

Dear Sir,

A. Shepherd - Waikato River  
Your Reference M4/4381

Enclosed is completed application for licence to occupy foreshore together with plan in duplicate.

Mr. Shepherd was sent a copy of your letter of 23rd February, 1956.

Mr. Shepherd states that the plan has been slightly amended as he did not arrive at the correct angles with the original measurements. The angles in the amended plan were obtained by using a prismatic compass and are correct.

Mr. Shepherd asks that his thanks be extended to your Department for its help in this matter.

Yours truly,

G. Brownlee-Smith,  
County Clerk.

MARINE DEPARTMENT  
12 APR 1956

APPLICATION FOR LICENCE TO OCCUPY FORESHORE UNDER  
THE HARBOURS ACT, 1950

Name of applicant; SHEPHERD . . . . . ALFRED . . . . .  
(IN BLOCK LETTERS) (Surname) (Christian Names)

Address: PORT WAIKATO. NO. 5 R.D. . . . . .

Purpose site required for: RESIDENTIAL FOR WIFE AND SELF.

Locality of site: ON TUAKAU-PORT WAIKATO MAIN HIGHWAY  
APPROX 2 MILES FROM PORT WAIKATO WHARF

Does site adjoin  
(a) a Public road? . . . . . ADJOINS PUBLIC ROAD. . . . . .  
(b) a Public reserve? . . . . .  
(c) Private land? . . . . .

Name of owner of adjoining land: NO ADJOINING OWNER - SEA ON ONE SIDE  
ROAD ON OTHER SIDE

Name of Block and Section number of adjoining land: . . . . .

Has owner's consent to the application been obtained? (to be attached) CROWN LAND - NO PRIVATE OWNER CONCERNED IN ANY WAY

X Date: . . . 3rd April . . . 1956. Alfred Shepherd X  
Signature of applicant.

NOTE.

1. An application must be accompanied by plans in duplicate, both of the locality and the structure. Plans must be drawn to scale and on paper of a reasonable quality for record purposes, and should show clearly details of construction and material employed. The approximate lines of High Water Mark at Ordinary High tides must be shown.
2. Where the site applied for adjoins privately owned property, the consent of the owner of the property to any erection must be submitted in writing.
3. The locality plan must show the site clearly in relation to some definite permanent mark such as a survey peg or some other existing structure and indicate the distance in feet from the permanent mark referred to.

M4/4381

9th March, 1956.

The County Clerk,  
Raglan County Council,  
P.O. Box 1,  
NGARUAWAHIA.

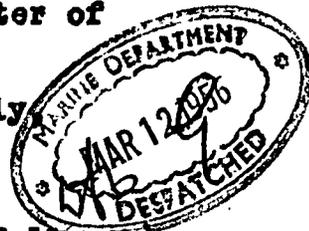
Dear Sir,

A. Shepherd - Waikato River

In reply to your letter of the 5th March, 1956, I note that you are arranging for a member of your staff to call on Mr Shepherd and complete the necessary application.

I enclose the plan which was inadvertently omitted from my letter of the 23rd February, 1956.

Yours faithfully



(G. L. O'Halloran)  
SECRETARY FOR MARINE

*JH*

*24/4/56*  
*B.U. on 4/4/56*



(Enc.)

G. BROWNLEE-SMITH, COUNTY CLERK  
J. A. MARRIS, COUNTY ENGINEER

4 4381  
COUNTY OFFICE -  
ENGINEER (RESIDENCE)

PHONE 3  
PHONE 1

15  
WAGLAN COUNTY COUNCIL

7 - MAR 1956

P.O. Box 1  
NGARUAWAHIA

WELLINGTON, N.Z.

5th. March, 1956.

The Secretary for Marine,  
Marine Department,  
P. O. Box 2395,  
WELLINGTON.

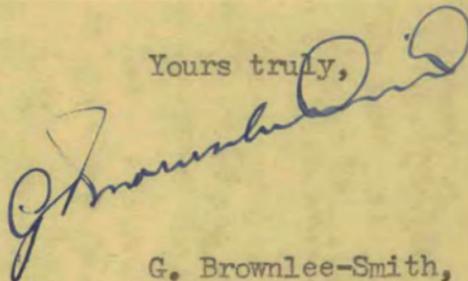
Dear Sir,

A. Shepherd - Waikato River.  
Your Reference M4/4381.

I am arranging for a member of the staff to call on Mr. Shepherd and complete his application to your Department.

The plan referred to in your letter was not enclosed. As soon as I receive it I will arrange for the visit to be made to the applicant.

Yours truly,



G. Brownlee-Smith,  
County Clerk.

GBS/JM.

M4/4381

23rd February, 1956.

The County Clerk,  
Raglan County Council,  
P.O. Box 1,  
NGARUAWAHIA.

Dear Sir,

re Mr A. Shepherd - Waikato River

With reference to your letter of 11th June, 1955, after consideration the Department has decided to issue a licence to Mr A. Shepherd for a period of 14 years at an annual rental of £10.0.0d.

Would you please forward the enclosed application form to Mr Shepherd and request that he complete it and return it to me.

I am returning the plan which was submitted and would you please forward this plan to Mr Shepherd in order that a duplicate may be forwarded. The photographs attached to the plan need not be attached to the duplicate plan.

I am enclosing a copy of this letter which you may forward to Mr Shepherd if you wish.

Yours faithfully,

(G. L. O'Halloran)  
SECRETARY FOR MARINE



*W/S*

**ENCLOSURE**  
(Enc.) **SENT**

The District Commissioner of Works,  
Ministry of Works,  
P.O. Box 500,  
HAMILTON.

Copy for your information.

*W/S*

(G. L. O'Halloran)  
SECRETARY FOR MARINE  
23.2.56.



MARINE DEPARTMENT
2 1 FEB 1956
WELLINGTON N.Z.

File: M4/4381.

The Marine Engineer,

Minute for your signature is attached.

Presumably plan has been recorded as M.D. 9941 although it has not been so marked, and copy of plan has not been received which means that applicant will not receive a copy when plans have been approved in Council.

*G. L. O'Halloran*

(G. L. O'Halloran)  
SECRETARY FOR MARINE  
13.2.56.

(Enc.)

PLAN RECORDED:	No. <u>M.D. 9941</u>
	Date: <u>21, 2, 56</u>

21/2  
JTB

File: M4/4381.

COTTAGE, FISHSHOP ETC. WAIKATO RIVER - PORT WAIKATO  
A. SHEPHERD

Marine Department,  
WELLINGTON.

14th February, 1956.

I CERTIFY that the erection of the cottage and fishshop as shown on the plan marked M.D. 9941, will not in my opinion, be or tend to the injury of navigation.

*A. C.W.O. Turner*  
MARINE ENGINEER *pas*



MH/4381.

IN REPLYING PLEASE QUOTE THESE NUMBERS

RXX M.H. 2/467/0

MINISTRY OF WORKS,

HAMILTON.

18 January 1956



The Commissioner of Works.

OCCUPANCY OF MARINE FORESHORE:  
PORT WAIKATO MAIN HIGHWAY:  
MR SHEPHERD

1. Your memo. of the 7th September last reference P.W. MH/4381.
2. Further to my memo. to you on this reference dated 2.12.55 search results are now to hand showing there is no other ownership between road and river; in short the whole of the land to the north of the road reserve is in control of the Marine Department.
3. I have not heard of any other use suggested for the foreshore from any source and know of no reason why the Marine Department should not indulge Mr Shepherd. Development in this area is relatively slow and I cannot at the moment see any <sup>dis-</sup>advantage in a lease or similar arrangement for a period of twenty-one years as is suggested by the County Council.

C.J.W. Parsons  
Dist Commssr of Works

Per: O. Blackburn

*Seeks for Mamie. Proposal recommended for approval R. J. O. Tamer by Mamie Kipier 10/2/56*

*10/2/56*

P.W.—150C]

TELEGRAPHIC ADDRESS:  
"WORKS"

TELEPHONE NO. 65-099

P.O. BOX 500



IN REPLYING PLEASE QUOTE THESE NUMBERS

M.H. 2/467/0

MINISTRY OF WORKS,

HAMILTON.

2 December 1955

The Commissioner of Works.



OCCUPANCY OF MARINE FORESHORE  
PORT WAIKATO MAIN HIGHWAY  
MR SHEPHERD

Your P.W. M.H/4381 dated 7.9.55

It will not be possible to report finally on this question until the results of a search are known, to discover whether there is land in other ownership between the road and reclamation.

From all appearances there seems to be no reason why a licence should not be granted to Mr Shepherd and I will advise finally when the search results are to hand.

① The Secretary for Marine,  
For your interim information.

C.W.O. Danner  
Mr H.P. Doolle  
5.12.55

C.J.W. Parsons  
Dist Commr of Works

Per: O Blackburn

② Bring up 6.1.56  
1422. → Again 6/2/56 Please

M4/4381 10

INLAND



TELEGRAM

Date-stamp.

M 4/4381 9

No. ....

(If prepaid in stamps, affix in space above)

Code: ..... Time: ..... Words: ..... Charges: .....

Instructions: .....

(For conditions of acceptance see over.)




ADDRESS (To facilitate accurate transmission, please print in BLOCK CAPITALS)

WORKS  
HAMILTON

(P)

Sent .....

To .....

By .....

Ackgt. ....

Airm Nr. ....

Checked. ....

OCCUPANCY MARINE FORESHORE PORT WAIKATO  
MAIN HIGHWAY MR SHEPHERD MY MEMORANDUM  
M 4/4381 7 SEPTEMBER STOP PLEASE ADVISE  
POSITION YOUR REPORT

COM WORKS

NOTE

The name and address of the sender, if not to be telegraphed must be written on the back of the form

**NOTICE TO THE SENDER OF THIS TELEGRAM**

---

**CONDITIONS OF ACCEPTANCE.**

---

This telegram is presented for transmission subject to the Post and Telegraph Act and Regulations.

The sender of a telegram is responsible for all charges incurred in the transmission and delivery thereof.

NEITHER His Majesty the King nor the Government of New Zealand will accept liability for errors, omissions, or delays in the transmission of any telegram, or for the non-delivery or non-transmission of any telegram.

---

The signature or name of the sender of this telegram must be written hereunder: If given by an agent, the latter must add his name or initials.

Name and Address of Sender: }  
.....  
.....

Telephone No.—Day:..... Night:.....

Tel. 130

5,000,000/12/50—12288. G6.2 GIBBORNE HERALD

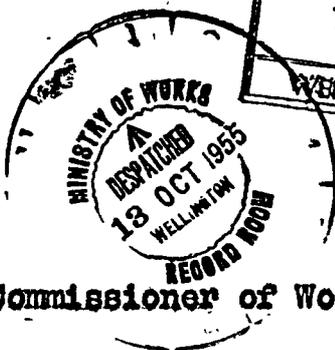
M4/4381

MARINE DEPARTMENT

17 OCT 1955

WELLINGTON N.Z.

12 October 1955,



The District Commissioner of Works,  
HAMILTON.

OCCUPANCY OF MARINE FORESHORE PORT WAIKATO MAIN  
HIGHWAY: MR. SHEPHERD.

Please let me have a reply to my memorandum M4/4381 of  
7 September 1955, concerning the above subject.

F.M. Hanson  
Commissioner of Works

Per:

FILE .....  
BRING UP 12/11/1955  
*Lani blal*  
K/19

16/1  
14/10  
428



M4/4381

MARINE DEPARTMENT  
 12 SEP 1955  
 WELLINGTON N.Z.

MINISTRY OF WORKS  
 DESPATCHED  
 8 SEP 1955  
 WELLINGTON  
 RECORD ROOM

7 September 1955

The District Commissioner of Works,  
HAMILTON.

Occupancy of Marine Foreshore -  
 Port Waikato Main Highway:  
Mr. Shepherd

I enclose a copy of a letter from the County Clerk,  
Raglan County Council, to the Secretary for Marine  
concerning the above occupancy.

On forwarding the letter to me the Secretary of  
Marine commented as follows:

"Will you please have this proposal investigated  
 and let me have your recommendation. You will note  
 that one copy only of the plans has been supplied  
 but possibly the District Commissioner of Works  
 could obtain a further copy from the County Council.

The Department has been unable to trace any previous  
 papers regarding these structures. It would appear  
 from the plan that there may be an area of land  
 between the road and the reclamation. The con-  
 currence of the owner of this would be required if  
 a licence to Mr. Shepherd were contemplated."

Would you please let me have a report on the matter?

F.M. Hanson  
Commissioner of Works

For:

✓ Encl: Copy Raglan County Memo.  
 Plan M.D. 9941 (2 sheets)

FILE  
 BRING UP 2/10/1955  
 Semi  
 1 719

Folio 6.  
 Returned  
 12-9-55

Revised the plan  
 by G. to 11.55  
 18/10

BU 20.1.59  
 10.3.56

249  
428



File: 4/4381.

MARINE ENGINEER:

Will you please have this proposal investigated and let me have your recommendation. Please record plans and return plans and file to me. You will note that one copy only of the plans has been supplied but possibly the District Commr. of Works could obtain a further copy from the County Council.

The Department has been unable to trace any previous papers regarding these structures. It would appear from the plan that there may be an area of land between the road and the reclamation. The concurrence of the owner of this would be required if a licence to Mr. Shepherd were contemplated.

*G. L. O'Halloran*  
(G.L. O'Halloran)  
SECRETARY FOR MARINE  
30.8.55.

HPT/NB.

PLAN { No. M.D. 9941  
RECORDED: { Date: 21.9.1955

FILE	<u>10</u>
BRING UP	<u>1</u> / <u>19</u>
	<u>1</u> / <u>19</u>

Raglan County Council  
Box 1  
Ngāruawāhia

M. 4 4381

4

11 June 1955



~~March, 1955.~~

Secretary,  
Marine Department,  
P.O. Box 2395,  
WELLINGTON.

Plans need:-  
2 sheets

Handwritten signature or initials, possibly "G.S.", written in dark ink.

Dear Sir,

Occupancy of Marine Foreshore - Port Waikato  
Main Highway

A Mr. Shepherd purchased the buildings on Port Waikato marine foreshore in 1929 and has continually occupied the site since that date. He purchased the buildings from a Mr. Cole-Baker who owns a farm on the opposite side of the road. Mr. Cole-Baker is one of the original settlers in the area and when he sold his property to Mr. Shepherd he explained that he was selling the building only as he did not own the land.

I made a careful check of the site and it is definitely off the road reserve and you will note from the photographs enclosed that the site has been built up below high water mark.

Mr. Shepherd has been retired for some years and has a licence from your Department to sell fish.

The buildings have been neatly erected in good condition and the whole area is spotlessly clean and a credit to the occupier. Mr. Shepherd and his wife are both of excellent character and Mr. Shepherd has on several occasions requested his solicitors, Messrs. Earl, Kent, Massey, Palmer & Haggitt, Auckland, to try and obtain a title for him. He has also approached various Government Departments with no result.

Apart from other factors, Mr. Shepherd suffers from chronic bronchitis and this is the main reason why he selected the Port Waikato area in which to retire.

As the buildings were erected on the site Mr. Shepherd is in no way a squatter and I would strongly recommend, if possible, that he be granted a lease for say, twenty-one years, with the right to transfer his interest in the area at any time, subject to the approval of your Department. If this cannot be granted, could you give him an annual tenancy, renewable each year at an annual rent of say, £3. This ground rent is, I think, reasonable.

Building sections at Port Waikato are being leased on a a twenty-one year lease with right of renewal and an average annual rental of £12.

Should your Department grant Mr. Shepherd a long term lease then I suggest that the annual rental be increased as he should be prepared to pay for a better title than he now possesses.

The site is situated two miles east of Port Waikato, right on the banks of the Waikato river.

Yours truly,

Handwritten signature of G. Brownlee-Smith in dark ink.

G. Brownlee-Smith  
County Clerk.

M 4 / 4381

RE MR. SHEPHERD'S PROPERTY



AT PORT WAIKATO.

Over 65 years ago, three local farmers, Messrs Cobourne McDonald and Cole-baker built a Jetty and wool-shed from which river boats loaded their wool. The location of this Jetty as approximately three miles upstream from the Port Waikato wharf on the South river bank,

In February, 1930, Mr. Alfred Shepherd went to Port Waikato to work in a mill, and purchased the derelict shed on the reclaimed land from the surviving original owner, Mr. Cole-baker. After much work involving re-claiming two corners of the Jetty which over the years had been washed out by tidal action, he made the shed habitable, fenced the property, and lived in the shed until the mill ceased to operate two years later. Until retirement in 1950 he used it as a week-end cottage and during these years extended on-to the original building. Since retirement he has lived there continually, and has started part time commercial fishing to supplement his pension, having obtained both fishing and fish shop licenses.

Only continual work against erosion, during the twenty-five years of occupancy has prevented the river from claiming this land, and undermining the road property that forms the front boundary. As the accompanying Plan and Photos show, the other three boundaries are on the seaward side of high water mark.

5  
Boyer 5

Mr Wood

Would you please  
investigate to see if we have  
any previous papers regarding  
these students in name of  
Shepherd or any previous names.  
You have seen on file a  
reference to a jitty  
school shed built 65 or  
70 yrs by Messrs Cobourne  
McDonald & Cole-Baker

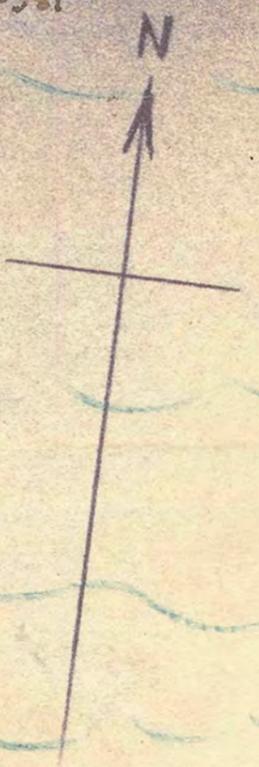
Mr Tait / I can find no record whatsoever of any fore-  
shore licenses in the names of Cobourne, Cole-Baker,  
McDonald or Shepherd, or of any previous correspondance.

30/12/08

Legend :-  
 Line of Wooden Jetty. ———  
 Line of Stone Ret. Walls. ———  
 River. ~~~~~  
 Re-claimed Land. // // //



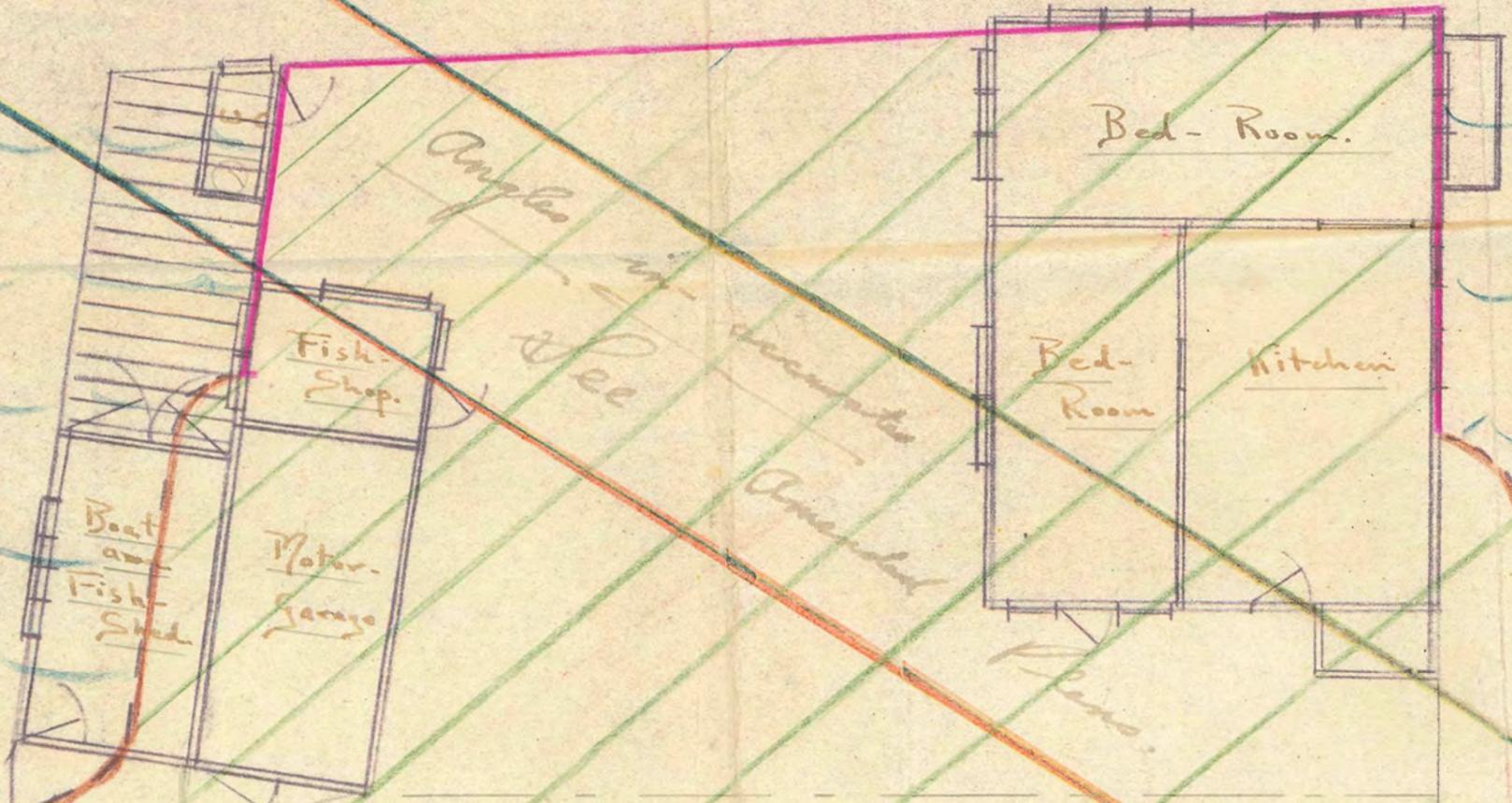
N-East Elevation.



S-West Elevation.



S-East Elevation.



(Road Boundary)

68'-0"

Scale 1/8" = 1'-0"

Mr. Shepherd.  
Port Waikato.

5327

M.D. 9941