



FILE REF: CCL 24

Westland District Council
36 Weld Street
Private Bag 704
Hokitika 7842

Phone 03 756 9010
Fax 03 756 9045
Email council@westlanddc.govt.nz

05 March 2013

C M Cochrane
fyi-request-756-bfff27c8@requests.fyi.org.nz

Dear Sir/Madam

**OFFICIAL INFORMATION ACT REQUEST – LICENCE TO OCCUPY LEGAL ROAD
ON THE PARINGA RIVER**

I refer to your email dated 15 February 2013 requesting a copy of your Licence to Occupy Legal Road on the Paringa River.

As requested, please find attached a copy of M. Hill's Licence to Occupy Legal Road (2nd April 2008).

Sincerely

Tanya Winter
Chief Executive

Attachment:

TW/KM

2581014500

PARINGA RIVER

Occupier: Margaret Hill

Physical Description: Site 2 RD RES South Bank Paringa River BLK
XV Paringa SD

Lease Details: Lease 01/07/08 – 30/06/13

Lease Amount: \$550.00

Information:

Area (ha):

Land Value: \$40,000

Improvements: \$54,000

Cap Value: \$94,000

Market Value:

Westland District Council
Rates Account Enquiry - 2010/11

Prev

Transactions Change (Change Log) Payments Calculator Notes

Next

Valuation No: 2581014500

Hill Margaret
 C/- Karen Stuart
 10 Robertson Street
 Frankton
 Queenstown
 Owner: Westland District Council
 Private Bag 704
 Hokitika

Post Code: 9300

Post Code: 7842

Old Owner: HILL ANTHONY
 Customer/Property Relationships

PROPERTY DESCRIPTION (Other Property Links)	
Location: (GIS) Paringa River South Bank	Asset: 10066
Legal Desc: SITE 2 RD RES SOUTH BANK PARINGA RIVER BLK XV PARINGA S D	
Ward: 1	Region: 12
Use: 97	Category: RD195
Rep-01: 5	Rep-08: 9
Change Dates: RatePayer: 18/07/08, Legal: 14/04/96, Maint: 7/09/10	Zone: 1A
Change Reason: Karen Stuart	TORAS: 241700
	Chg Source: TLA

VALUATIONS	
CURRENT	NEW
Area (Ha):	
Land Value:	\$ 40,000
Improvements:	\$ 54,000
(RACHORS)	
Capital Value:	\$ 94,000
Valuation Date: 1/09/08	

RATES for Current Year - 2010/11 (Next Year - 2011/12)				
Type	Description	Basis	Factor Rate	Estimated Amt
005:	General Rate - Small Holdings	Land Value	40000.00 0.10150	\$ 40.60
016:	General Charge - Uniform Annual	Fixed \$	1.00 350.00	\$ 350.00
017:	Uniform Charge - Waste Management	Fixed \$	1.00 51.40	\$ 51.40
132:	Waste Management Rate - Small Holdings	Capital Value	94000.00 0.02088	\$ 19.60
Total Rates Levied				\$ 461.60
(GST on Rates Levied)				\$ 58.02
Rates Last Year				\$ 440.90
Last Years Final Instalment				\$ 110.30

FINANCIAL (Transactions)			
Year Opening:	\$ 0.00	Prev Years' Arrears:	\$ 0.00
Current Instalment (1):	\$ 113.50	Current Due:	\$ 113.50
		(GST on Instalment):	\$ 12.61
Penalty Charged:	\$ 11.35	Penalty Due:	\$ 11.35
		(Maximum Discount):	\$ 7.56-
Balance (Nett):	\$ 124.85	Clearance (Nett):	\$ 465.39
		Rates Uncharged:	\$ 348.10
Instalment 1: 1/07/10	Penalty: 31/08/10	Discount: 30/09/10	
Instalment 2: 1/10/10	Penalty: 30/11/10	Discount: 30/09/10	\$ 116.00
Instalment 3: 1/01/11	Penalty: 28/02/11	Discount: 30/09/10	\$ 116.00
Instalment 4: 1/04/11	Penalty: 31/05/11	Discount: 30/09/10	\$ 116.10
Direct Credits - Type: Tele/Internet		D/C Last Date: 18/06/10	
D/Credit This Month:	\$ 242.50	Postponed Rates:	
Debt Status: 08			

ASSOCIATED ACCOUNTS (1047)			
Ledger	Account	Description	Balance
Rating	<u>2577024500</u>	548 Ruatapu Road	68.10
Rating	<u>2577024510</u>	Ruatapu Road	24.20
Rating	<u>2580034300</u>	Okarito Forks	41.90
Rating	<u>2580034400</u>	192AB Forks-Okarito Road	206.90
Rating	<u>2581014500</u>	Paringa River South Bank	124.85
	Total		\$ 465.95

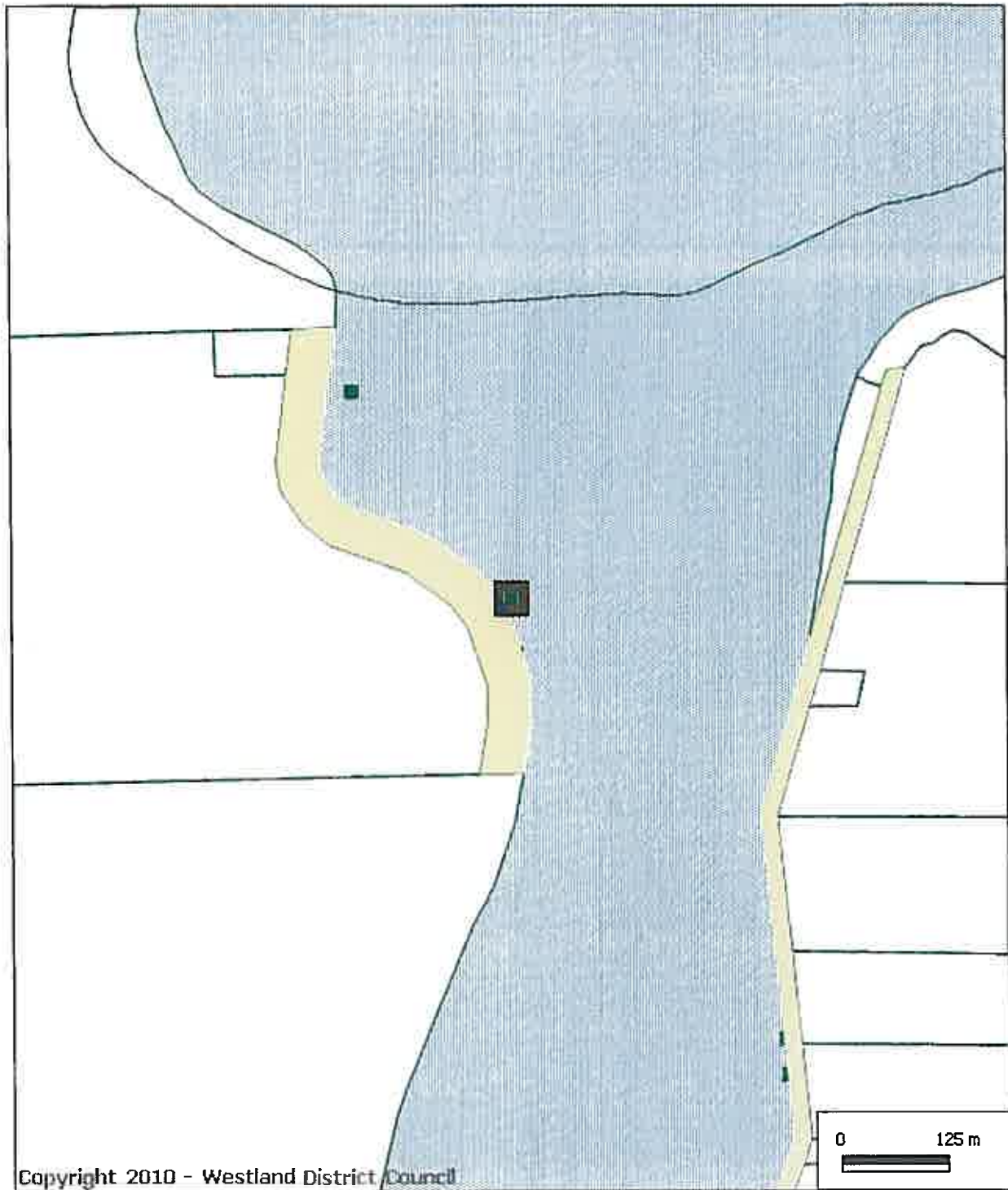
HISTORY				
Year	Land Value	Capital Value	Annual Rates	Postponed
2009/10	\$ 40,000	\$ 94,000	\$ 440.90	
2008/09	\$ 35,000	\$ 82,000	\$ 450.10	
2007/08	\$ 35,000	\$ 82,000	\$ 432.30	
2006/07	\$ 35,000	\$ 82,000	\$ 414.80	
2005/06	\$ 100	\$ 35,000	\$ 320.35	
2004/05	\$ 100	\$ 35,000	\$ 303.45	
2003/04	\$ 100	\$ 35,000	\$ 277.25	
2002/03	\$ 100	\$ 35,000	\$ 261.85	
2001/02	\$ 100	\$ 35,000	\$ 259.70	
2000/01	\$ 100	\$ 35,000	\$ 250.20	

Val-1:	461.60	Rep-1: 5
Val-2:	450.10	
Val-3:	440.90	
Val-5:	17.60	
Val-6:	376.20	
		Rep-8: 9

Rem-1: WESTLAND DISTRICT COUNCIL
 Rem-9: HILL ANTHONY

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 Designed by: *NCSWebTeam*





2581014500 - MARGARET HILL



Scale: 1:6,783 A4 | Coordinates: New Zealand Map Grid
Created: Thursday, 9 September 2010 Sourced from LINZ data. Crown Copyright reserved.

WESTLAND
DISTRICT COUNCIL

The information displayed in the GIS has been taken from Westland District Council's databases and maps. It is made available in good faith but its accuracy or completeness is not guaranteed.

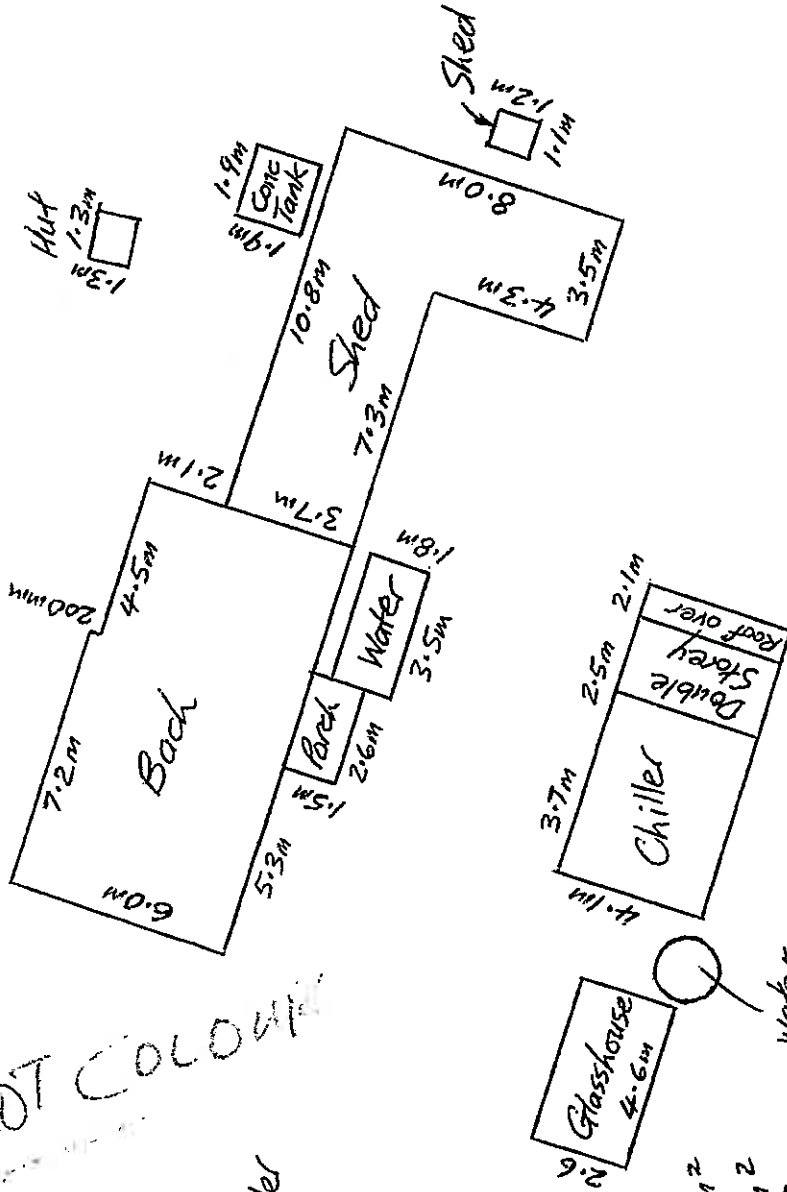
NOTE FOR FILE

1. Inspected 23/2/10 BB/WG
2. Untidy site
3. Portion of "Chiller" building 2 storey
4. Gen. Shed on Thomson diagram
may belong to this Licence!
2.1 x 2.4 m (5m²)

Recommend

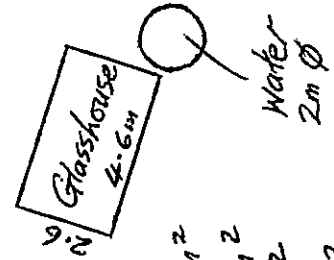
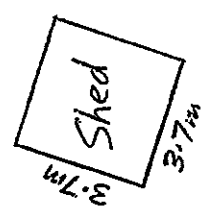
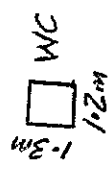
- Clean up of site

BB
4/3/10



HILL
 Valn: 25810 145 00
 Scale 1:200

DO NOT COLOUR



Back	73.2 m ²
Sheds	75.0 m ²
Glasshouse	12 m ²
Chiller Building	34 m ²
WC	1.5 m ²
Hut	1.7 m ²
Water / Conc. Tank	13.0 m ²
TOTAL	210.4 m²



J Hill

South bank,



T Hill



LICENCE TO OCCUPY

WHEREAS the **Westland District Council** (hereinafter referred to as the "licensor") has authorised a licence for the purpose of: residential use.

to: **Margaret R Hill c/o K Stuart 10 Robertson St. Frankton, Queenstown**

(hereinafter referred to as the "licensee") over that area of road reserve in the Westland District **being Site 2 on Road reserve at south bank Paringa River** as shown on the plan attached to the licence first issued and bordered in red (hereinafter referred to as "the site") **NOW THEREFORE** the licensor licences and authorises the licensee to occupy the site described herein for a **term of five years** commencing on the **first day of July 2007**.

SUBJECT to the payment of an **annual licence fee of \$550** payable in advance on the first day of July in each and every year.

AND SUBJECT ALSO to the following conditions:

1. **THAT** the licensee shall use the building solely for the purpose specified.
2. **THAT** the annual licence fee payable shall be adjusted on each five yearly anniversary of the commencement of this licence and shall be fixed by the licensor being a fair annual licence fee having regard to the restrictions as to occupancy as set out herein. That should the licensee dispute the amount of annual fee payable then the same shall be referred to arbitration under the arbitration clause herein.
3. **THAT** should any annual licence fee payment or other fees payable by the Licensee under this licence remain unpaid after any of the days appointed for payment, the Licensee must pay interest on those moneys at a rate of 2% above the current Westpac indicator rate (per annum), being calculated from the due date for payment until the actual date of payment.
4. **THAT** the licensee shall not damage or destroy any natural, scenic, historic, cultural, archaeological, biological, geological or other scientific features or indigenous flora and fauna on the said site.
5. **THAT** the licensee will not assign, sublet, mortgage, charge, grant any lien, or otherwise dispose or part with possession of the whole or any part of the site except with the prior consent in writing of the licensor.

license from the date of acceptance of the surrender until the date at which the licence would have expired had the surrender not been accepted or at the end of the rating period whichever is the sooner.

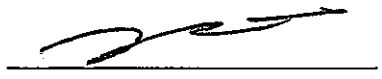
21. **THAT** the licensee willingly accepts all risks of personal injury or damage to property which may arise out of the exercise of this licence over the land referred to and will indemnify the licensor against any claims which may be made against the licensor in respect of any damage or injury arising out of the exercise of this licence by the licensee.
22. **THAT** if there is more than one licensee, the liability of the licensees is joint and several.

SPECIAL CONDITIONS

1. **THAT** the issue of this licence provides no right to the use of the site beyond the licence period.
2. **THAT** there will be no modification, extension or change to the area that any approved building occupies on the ground without the written approval of the Licensor. All modifications, extensions or alterations to any building will require the proper authority from the Westland District Council.
3. **THAT** all rubbish will be removed from the site and disposed of in appropriate authorised dumping sites.
4. **THAT** vehicle access shall only be by way of existing formed roads or vehicle tracks.
5. **THAT** there will be adequate approved sanitary arrangements and that these conform to the New Zealand Building Code.
6. **THAT** outdoor fires shall only be lit upon authority of special permit issued by the Regional Fire Authority. The construction of outdoor fireplaces, barbecues or incinerators shall first be approved by the licensor.
7. **THAT** structures comply with the Building Code.
8. **THAT** there will be no cutting down or removal of native vegetation from the site and no construction of tracks, bridges or roads.
9. **THAT** the licence will not be transferable without the prior approval of the licensor.

DATED this 2nd day of April 2008

SIGNED by the GENERAL MANAGER of
WESTLAND DISTRICT COUNCIL in the
presence of:)



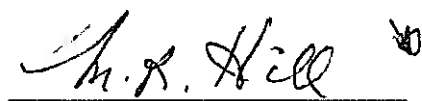
General Manager

Witness: [Signature]

Occupation: Managers' PA

Address: 269 Lake Karere Road
Hokitika

SIGNED by the above named licensee
in the presence of:)



Licensee

Witness: [Signature]

Witness Name: Karen Stuart

Occupation: Company Director

Address: 10 Robertson St
Frankton
Queenstown