

IN THE MATTER OF the Resource Management Act 1991

AND

IN THE MATTER OF 13 publicly notified resource consent applications by Te Tūāpapa Kura Kāinga – the Ministry of Housing and Urban Development (**MHUD**) to the Rotorua Lakes Council

STATEMENT OF EVIDENCE OF CAROLYNE JACKIE HALL

Introduction

1. Ko Carlyne Hall toku ingoa, Te Arawa te waka, Ko Ngongotaha te maunga, Ko te Rotorua nui a kahumotamomoe te moana, Ko Ngati Whakaue, Ngati Wahiao, me Tuwharetoa nga te iwi., Ko Ohinemutu, no Te Pakira te pa tawhito, Ko Sindu Morrison toku hoa Tane, no Ngati Whakaue, Ngati Hinemihi nga te iwi. Ko Sean Morrison ta maua taitama Rangatahi.. No reira.
2. My full name is Carlyne Jackie Hall. I currently reside at 5 Holland Street, Glenholme, Rotorua. As I indicated in my mihi above, I am affiliated with Ngati Whakaue and Ngati Wahiao nga iwi.
3. A true copy of a map showing my home relative to the proposed sites for the emergency housing is annexed and marked as Appendix 1.
4. I submit this updated statement of evidence from my perspective as a resident of Glenholme living within very close proximity of the existing accommodation sites where emergency housing is provided, as demonstrated by the map annexed and marked as Appendix 1.

5. My husband and I live with our special needs adult son who has a severe cognitive and developmental delay. My evidence covers the adverse changes I have seen around Glenholme and Fenton Street as a result of the existing concentrated motel-style emergency housing in central Rotorua. The dealings we have had with motel tenants in the neighbouring motels in the last three years have meant that my husband and I no longer feel comfortable leaving our son home alone, and have had to invest in various safety measures to secure our property. This is three years because 6 months before Covid in March 2020 there was emergency housing occupants in Bayden Lodge. The children had pushed through our hedge to play in the backyard of our home, and around the same time an emergency housing resident was arrested by the Police at around 2am for cooking meth in the motel unit. This was the first indicator that emergency housing was being used on Fenton Street, Rotorua.

6. I submit this statement of evidence in support of Restore Rotorua Incorporated (**Restore Rotorua**) to assist the independent Panel, who I am informed will decide on the question of whether all of the Ministry of Housing and Urban Development's (**MHUD**) resource consent applications before the Rotorua Lakes Council (**the Council**) to convert motels in central Rotorua into emergency housing should be granted. This statement of evidence is also in addition to my individual submission dated 28 June 2022.

7. The existing transitional and emergency housing motels will have a compounding effect with MHUD's 13 resource consent applications for motels. I understand that these sites are currently being used as emergency housing while the owners await the outcome of these resource consent applications. If these applications are successful, the effects we have experienced living next door to emergency housing in the past 3 years will be intensified and become our permanent reality.

8. Trevor Newbrook, Chair of Restore Rotorua, has shared a list of confirmed emergency housing accommodation locations with me that was provided by the Ministry of Social Development. This list confirms my knowledge of the widespread use of emergency housing accommodation in central Rotorua.
9. I am familiar with the matters set out in this brief of evidence, and they are true to the best of my knowledge and belief. I am prepared, if required, to answer any questions concerning this brief of evidence from the Panel.

Family, work and life in Rotorua

10. I have lived in the Glenholme area for over 20 years with my husband Sindu Morrison and our son Sean (aged 23). Sean was left with severe cognitive and developmental delay after contracting influenza B at the age of three and a half. As a result, Sean requires care and will remain living with us for the rest of our lives.
11. Because of his condition, Sean gets easily worked up and agitated by noise and certain triggers. My husband and I have become increasingly concerned at how we can protect Sean while living in such close proximity to existing emergency housing motels.

Observations of the effects of concentrated transitional and emergency housing motels in central Rotorua

Before transitional and emergency housing motels

12. My husband and I built our house at 5 Holland Street nine years ago, and were very happy here until March / April 2020.
13. Glenholme has always been a quiet, pleasant and friendly suburban neighbourhood, mostly made up of elderly residents and families. The

properties in Glenholme are tidy and well-maintained, and its close proximity to central Rotorua has always been very convenient.

Turning point

14. The first time I realised that the issues I was seeing on the streets of central Rotorua and Glenholme were linked to the increase in concentrated transitional and emergency housing within a two-kilometre radius in central Rotorua, was in March / April 2020.

General effects of transitional and emergency housing

15. My general observations in the last three years along the city's key arterial route of Fenton Street has been of anti-social behaviour, increased police presence and car chases. Fenton Street has become neglected and run-down, with the gardens no longer maintained and the motels no longer appearing welcoming to tourists.
16. I have also seen a noticeable increase in the graffiti and vandalism of residential and business properties around Fenton Street and Glenholme in the last 2 and a half years.

Specific effects of emergency housing in my immediate neighbourhood

17. In the past three years on numerous occasions, my husband and I have heard loud domestic disputes unfolding at Baden Lodge and the Fenton Court Motel which are both within 50 metres of our house as plotted on the map at Appendix 1. Baden Lodge is mixed emergency housing and Fenton Court Motel is emergency housing. Both of these motels were being used as emergency housing, as confirmed by the Ministry of Social Development in their 23 November 2021 letter annexed and attached as Appendix 2.

18. On both occasions, I reported these domestic disputes to the police because my husband and I were very concerned at the volatile situation and sadly on occasions the incidents had involved small children being verbally abused or being involved in adult altercations.
19. On 21 November 2021, five police vehicles attended an incident at the Geneva Motor Lodge where I witnessed two offenders being arrested by police. The Geneva Motor Lodge is within 100 metres of my house and is another one of the motels which is currently being used as emergency housing. I took photographs of this incident, which are annexed and marked Appendix 3.
20. I have observed people on Fenton Street demonstrating anti-social behaviour which appears to be drug or alcohol induced. For instance, in April 2020 I saw a man who was staying at the Baden Lodge running erratically naked up and down the driveway. I called the police to report this incident as it was uncomfortable to watch, and made me worried as these kinds of incidents can trigger Sean and get him worked up. The following day Baden Lodge had been cordoned off and a scene investigation was taking place by the police.
21. On 1 September 2021, I emailed Jean-Paul Gaston at the Rotorua Lakes Council setting out the relevant adverse environmental effects that my family had experienced living next door to Baden Lodge, the Geneva Motor Lodge and the Fenton Court Motel. Geneva Motor Lodge is contracted emergency housing and subject to the 13 resource consents being heard. I explained that these experiences were unprecedented and had never happened in the five years prior to March 2020 that we had lived at this address. My email to the Council is annexed and marked Appendix 4.
22. In my email, I outlined the following adverse environmental effects:
 - (a) "Pop-up parties" taking place late at night in the small motel rooms;

- (b) Noisy motel tenants coming and going from the motels at all hours with no consideration of the neighbours;
 - (c) Excessive revving of vehicles late at night and in the very early hours of the morning;
 - (d) A surge in cars parked up the Holland Street cul-de-sac for days on end blocking residents cars, foot traffic and trade vehicles;
 - (e) Very young children wandering the streets, unsupervised, looking for places to play, and often being seen playing on the road; and
 - (f) Very young children coming onto our property through a hole made in the hedge asking if they could play in the backyard.
23. We have seen youths trespassing through our property from Holland Street to get access to Baden Lodge and the Geneva Motor Lodge on Fenton Street. A man once ran down the side of our property, crossed the street and jumped over the back fence to get into the Fenton Court Motel. I have spoken to my neighbour across the road at 6 Holland Street and I am informed that he has had similar issues with people jumping the Fenton Court Motel fence onto his property. This confirms what I saw when people climb the fence between his property at 6 Holland Street and the Fenton Court Motel.
24. I have never experienced these kinds of incidents in all my 20 years living in Glenholme up until March and April 2020. Often when I have called the police, they have asked what I can see, and suggested I get a closer look, but I am too scared to approach the Baden Lodge, Geneva Motor Lodge and Fenton Court Motel for fear of being targeted. The police once asked us if they could set up a police border around our property while they investigated tenants staying at one of the motels.

25. I have experienced many incidences since 2020. However at around September 2022 I noticed that residents in Fenton Court Motel were drinking at around 11am. As I was leaving my house at 1pm a man hopped into his car to leave and a woman came out to throw empty bottles at the man's car as he was leaving. It is sad to know that children at Fenton Court Motel would witness this sort of violence. And I believe that living in that sort of violence will likely affect them.
26. There has also been pop-up parties at the cul-de-sac reserve beside the temple. I had to contact the Rotorua Lakes Council asking for bollards to be placed there so people would not park there. This was to aid in stopping people from partying there, leaving rubbish, and living in their cars on the reserve. I think they would jump the fence of emergency motel fences to use the facilities there.
27. As a result of these incidences 6 immediate neighbours have moved, and the temple has recently closed with it only open on Sundays. This was due to vandalism and cultural back lash. My family is now the last ones standing in my immediate neighbourhood.

Impact of transitional and emergency housing on our disabled son Sean

28. Our greatest concern has been the impact that these sorts of incidents have had on our disabled son Sean. Prior to March 2020, we felt completely comfortable leaving Sean at home on his own for short periods of time, which would give him a valuable sense of independence and freedom. We also did this knowing he always had the extra eyes and ears around him from our elderly caring neighbours.
29. However, we no longer feel safe leaving Sean at home alone. Over the past three years the altercations outside the back door of Sean's lounge and bedroom window have impacted Sean's behaviour and made us extremely

worried. Sean now requires our full attention to manage the degree of emotions he experiences when hearing the aggressive and unruly behaviours and language we have heard coming from the nearby emergency housing motels. During the 2021 lockdown, we were hearing and witnessing this kind of behaviour on a daily basis.

30. My husband and I have changed our daily routines so that either one of us is always at home with Sean. We have also begun reaching out for support from our family and friends, and have arranged for a “buddy” to come and be with Sean on Thursdays and Fridays each week.

Actions taken in response to effects of concentrated emergency housing from motels in central Rotorua

31. We had a fence installed in February 2021 to keep people out of our property. My receipt for the gate and side panels (and other security enhancements we have made) is annexed and marked Appendix 5. We installed this fence after two occasions where a young man ran down the side of our property, and someone entered the back of our property and stole our clothes horses that we keep outside. We have only been able to fence one side of our house as we cannot fence the other side because of a storm water easement.
32. My family and I now keep our house locked at all times even when we are at home during the day. We also leave various lights on during the night so it looks like there are people still up and active. Before March 2020, we would never have been so pedantic about security, and would leave the garage door up during the day.
33. Because of the issues we have experienced in the last 3 years, my husband and I are now wanting to moving out of Glenholme either to the outskirts of Rotorua, or out of the city completely. If the Council approves the current 13 resource consent applications for motels which we understand are also

currently being used as emergency housing, it is a real possibility that we will have to leave Glenholme. The only reason my family and I do not want to leave Rotorua is because it is our home, and we do not want our son to lose his networks, cultural and personal.

34. My husband's work holds a conference every year and this year they were planning on holding the conference in Rotorua. However, in August 2021, the New Zealand Herald reported on multiple cars being damaged in a suspicious fire in the carpark of the Distinction Hotel at the southern end of Fenton Street. The Distinction Hotel is 50 metres away from the Birchwood Spa Motel (6 Sala Street, Whakarewarewa) and 200 metres away from the Alpin Motel & Conference Centre (16 Sala Street, Whakarewarewa). The Birchwood Spa Motel is mixed emergency housing, and the Alpin Motel is contracted. As a result, my husband's work decided to relocate the conference to Taupō. A copy of the article titled 'Rotorua hotel guests' cars destroyed in suspicious blaze' is annexed and marked Appendix 6.

Comments

35. I do not understand how MHUD will sustain the capacity of units that they hope to accommodate of around one thousand people over the period of 5 years. Where are they coming from if they are not already here?
36. There also needs to be more transparency from contracted emergency housing (CEH) about what sort of people are living in the accommodation units to ensure that they are appropriately managed and the community is also aware.
37. There also needs to be a way for CEH to have jurisdiction of their residences once they leave the motel grounds as there are not enough people around to keep an eye on these people once they leave.

Sunday Programme

38. About a year ago I witnessed an elderly Maori gentleman who almost got hit by a car and a young Maori man got out of the car and yelled at the elderly Maori gentleman. He made a comment to me that it is no longer young against old, it is now Maori against Maori.
39. The second incidence was when I witnessed an older gentleman who appeared to be high yelling at an older man as he denied giving him money. I fear that if I was not there to intervene that something could have happened to the older gentleman.
40. After this I wrote a letter to the Council regarding the incidences. These were the incidences that made me want to speak on the Sunday Programme once Christine approached me.
41. Since my feature on the Sunday Programme - I believe it has given permission for people to speak out on what is happening in Rotorua.

Fenton Agreement

42. Following the Sunday Programme Ngati Whakaue had a meeting of the kouke (older leaders of the iwi) held 11 September 2022. The kouke decided that a meeting of the hui-a-iwi had to be called and a task force developed to decide how emergency housing has impacted mana whenua.
43. The working party has been put together and they have a plan of approaching the government with resolutions to emergency housing.
44. Ngati Whakaue have been basing this on the Fenton Agreement as well as they believe that the Government has not honoured the Fenton Agreement, or had

appropriate discussions with mana whenua about housing people in motels. The English translation of the Fenton Agreement is attached at Appendix 7.

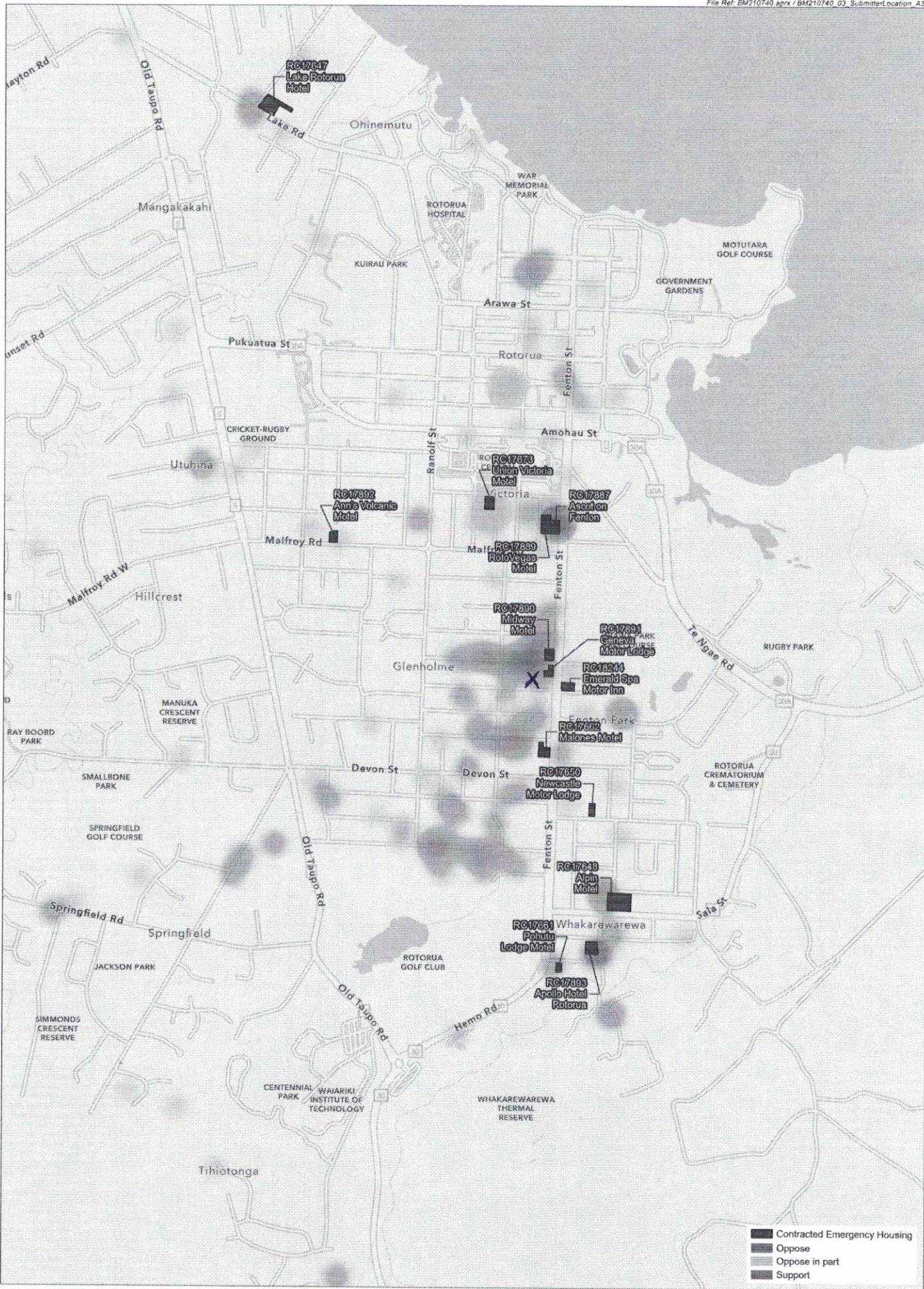
Conclusion

45. As a resident of Glenholme living next-door to emergency housing motels, I have personally witnessed a number of incidents since March 2020, which have made me fear for the safety of my family, including my disabled son Sean. The issues associated with emergency housing which I have described in this brief are inescapable given our house is positioned on the same common boundary as two motels providing emergency housing.
46. In these circumstances, my husband and I have installed a new fence and increased our security practices to try and protect against intruders. We have also had to reconsider how we ensure the safety of our son Sean, and can no longer leave him home alone as we used to which has taken a big toll on our daily lives.
47. GP Gaston informed me that the council planned to put CCTV cameras down Fenton Street. This should never have needed to happen.
48. I support housing people, especially tamariki in a warm, dry and safe environment, but motels designed as temporary tourist accommodation are not an appropriate solution. I respectfully say that I believe the 13 CEH should not be granted. I am concerned that if the 13 resource consent applications are successful then the issues that my family have experienced in the last 3 years will become permanent and impossible for my family to handle. Even though they currently feel permanent.

Carolyne Hall

12 October 2022

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**MINISTRY OF SOCIAL
DEVELOPMENT**
TE MANATŪ WHAKAHIATO ORA

Leo Donnelly and Holly Cutfield
Chen Palmer
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November 2021

Tēnā koe Leo Donnelly and Holly Cutfield

On 12 October 2021, you emailed the Ministry of Housing and Urban Development (HUD) requesting, under the Official Information Act 1982 (the Act), the following information:

- *names of Rotorua suburbs where transitional and/or emergency housing is, or has been, provided for a minimum duration of 6 months, anytime from 2017 to 2021.*
- *For the avoidance of doubt, we are seeking the following items of information within the parameters of our request above:*
 - *a list of Rotorua suburbs where emergency housing is, or has previously been, provided for a duration of 6 months;*
 - *a list of Rotorua suburbs where transitional housing is, or has previously been, provided for a duration of 6 months; and*
 - *for each suburb identified, we request:*
 - *the total number of transitional and/or emergency housing provision sites within that suburb;*
 - *the exact duration that each of the transitional and/or emergency housing provision sites were operative within that suburb; and*
 - *whether the provision site implemented a single, or mixed use, model to transitional and/or emergency housing.*

On 14 October 2021, your request was partially transferred to the Ministry of Social Development (the Ministry), in accordance with section 14 of the Act. This was because emergency housing is more closely connected to the functions of the Ministry. HUD will respond to the rest of your request independently.

On 18 October 2021, the Ministry contacted you to advise you that the Ministry does not centrally record the names of Rotorua suburbs where emergency housing is used, and that in order to provide you with this information, Ministry staff would have to manually review thousands of files. As such, your request would be refused under section 18(f) of the Act. The greater public interest is in the effective and efficient administration of the public service.

However, the Ministry offered to provide you with a list of emergency housing suppliers for clients who are recorded in the Ministry systems as residing within the Rotorua Territorial local Authority (TLA) who received an Emergency Housing Special Needs Grant (EH SNG) between 1 January 2017 to 30 September 2021.

The EH SNG is available to people who cannot remain in their usual place of residence, if any, and do not have access to other accommodation which is adequate for them or their family's needs. The Ministry pays EH SNGs directly to the accommodation supplier and assistance is generally granted for up to seven nights but can be extended dependant on individual circumstances.

Please see attached in the Appendix, the following table:

- **Table One:** List of suppliers for clients in the Rotorua Territorial Local Authority (TLA) who received an Emergency Housing Special Needs Grant between 01 April 2021 to 30 September 2021, broken down by quarter, number of grants and distinct clients.

In the spirit of being helpful, we have also provided the following table which shows a further breakdown of information for the last two quarters in the Appendix:

- **Table Two:** List of supplier for clients in the Rotorua TLA who received an EH SNG between 1 January 2017 to 30 September 2021.

Regarding the tables provided, please note that the TLA is estimated based on the clients' address at the time of the grant. This TLA may not be the same as the address of the emergency housing supplier. Where the client address is not recorded, the location of the Ministry's service centre case managing the client has been used to approximate which TLA a client resides in. However, as the Ministry has switched to working from national queues, EH SNGs and other hardship grants could be granted by a case manager working anywhere in New Zealand. Therefore, in such cases, the TLA may not reflect the actual client address or location. Due to the transient nature of people receiving EH SNGs, the recorded address for a client may also be that of a trusted family member or friend who receives mail on their behalf.

Please also note that some of the listed suppliers have only received a small number of payments, or no more than one payment.

Although we acknowledge that you specifically asked for the names of suppliers *provided for a minimum duration of 6 months*, I am unable to provide you with this information as it is held in notes on individual case files. In order to provide you with this information, Ministry staff would have to manually review thousands of files. As such, I refuse your request under section 18(f) of the Act. The greater public interest is in the effective and efficient administration of the public service.

I have considered whether the Ministry would be able to respond to your request given extra time, or the ability to charge for the information requested. I have concluded that, in either case, the Ministry's ability to undertake its work would still be prejudiced.

The principles and purposes of the Official Information Act 1982 under which you made your request are:

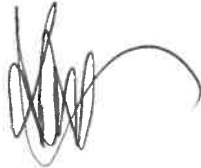
- to create greater openness and transparency about the plans, work and activities of the Government,
- to increase the ability of the public to participate in the making and administration of our laws and policies and
- to lead to greater accountability in the conduct of public affairs.

This Ministry fully supports those principles and purposes. The Ministry therefore intends to make the information contained in this letter and any attached documents available to the wider public. The Ministry will do this by publishing this letter on the Ministry of Social Development's website. Your personal details will be deleted, and the Ministry will not publish any information that would identify you as the person who requested the information.

If you wish to discuss this response regarding emergency housing with us, please feel free to contact OIA_Requests@msd.govt.nz.

If you are not satisfied with this response, you have the right to seek an investigation and review by the Ombudsman. Information about how to make a complaint is available at www.ombudsman.parliament.nz or 0800 802 602.

Ngā mihi nui



Karen Hocking
General Manager
Housing



Appendix

Table One: List of suppliers for clients in the Rotorua Territorial Local Authority (TLA) who received an Emergency Housing Special Needs Grant between 01 April 2021 to 30 September 2021, broken down by quarter, number of grants and distinct clients.

Registered name	Quarter ending				Total	
	June 2021		September 2021		Number of grants	Distinct clients
	Number of grants	Distinct clients	Number of grants	Distinct clients		
Aaryn Court Motel	30	6	33	9	63	12
Abbey Court Motel - Lower Hutt	S	S	0	0	S	S
Accolade Motor Lodge	60	21	87	27	147	42
Ace Motor Lodge	60	15	69	18	129	27
Alpin Motel & Conference Centre Rotorua	S	S	S	S	183	51
Ambassador Thermal Motel	0	0	S	S	S	S
Ann's Volcanic Motel	S	S	S	S	57	12
Apex On Fenton Motel	90	24	111	30	201	42
Apollo Hotel Rotorua	S	S	S	S	57	15
Arthouse Accommodation	S	S	S	S	S	S
Ascot On Fenton	72	18	0	0	72	18
Ashlar Motel	0	0	S	S	S	S
Ashleigh Court Motel - Rotorua	69	18	90	18	159	24
Astray Motel & Backpackers	60	21	72	24	132	39
Asure Kapiti Court Motel	0	0	S	S	S	S
B-K's Rotorua Motor Lodge	42	15	63	15	105	24
Backpackers Central Hamilton	0	0	S	S	S	S

Registered name	Quarter ending				Total	
	June 2021		September 2021		Number of grants	Distinct clients
	Number of grants	Distinct clients	Number of grants	Distinct clients		
Baden Lodge Motel	21	6	30	9	51	12
Bella Vista Motel - Rotorua	9	S	24	S	30	6
Birchwood Motel	S	S	0	0	S	S
Birchwood Spa Motel	57	9	45	18	99	21
Blenheim Bridges Holiday Park	S	S	0	0	S	S
Boulevard Hotel	0	0	S	S	S	S
Brylin Motel	72	21	84	21	153	33
Cactus Jacks	72	27	66	27	135	48
Cascades Lakefront Motel	S	S	0	0	S	S
Coachman Spa Motel Rotorua	33	9	45	9	81	15
Crash Palace Backpackers	S	S	0	0	S	S
Epsom Motor Inn	S	S	0	0	S	S
Fairy Springs Motel	S	S	S	S	9	S
Fenton Court Motel	96	30	138	42	234	63
Fernleaf Motel	45	12	39	12	84	15
Gateway International Motel	24	12	33	12	57	18
Geneva Motor Lodge	75	S	S	S	78	27
Gibson Court Motel	36	9	42	12	81	18
Golden Glow Motel	66	21	72	21	141	33
Greenview Hotels	21	S	21	S	42	12
Hastings Top 10 Holiday Park	0	0	S	S	S	S
Hine Ngakau	0	0	S	S	S	S
Holiday Rotorua Limited	51	15	66	12	117	21
Kaitaia Motor Lodge	0	0	S	S	S	S

Registered name	Quarter ending				Total	
	June 2021		September 2021		Number of grants	Distinct clients
	Number of grants	Distinct clients	Number of grants	Distinct clients		
Kea Motels & Holiday Park	0	0	S	S	S	S
Kerry's Motel	12	S	36	S	48	9
Kuirau Park Motor Lodge	93	27	81	27	174	42
La Mirage Motel	18	6	54	12	72	15
Lava Lodge	0	0	S	S	S	S
Livingston Motel	0	0	S	S	S	S
Malfroy Motor Lodge	30	6	60	12	90	15
Malones Motel	S	S	S	S	84	24
Manhattan Motel	96	18	123	30	219	36
Masterton Motor Lodge	S	S	0	0	S	S
Meryl Y Crump	12	S	9	S	18	S
Midway Motel - Rotorua	42	12	0	0	42	12
Morning Calm Lodge	0	0	S	S	S	S
Motueka Top10 Holiday Park	0	0	S	S	S	S
New Castle Motor Lodge	78	S	S	S	81	21
Oasis Motel	S	S	0	0	S	S
Ohope Beach Top 10 Holiday Park	0	0	S	S	S	S
Planet Backpackers Rotorua	S	S	6	S	6	S
Pohutu Lodge Motel	54	S	S	S	54	12
Pure Motel & Guest House	72	18	90	30	162	36
Quest On The Terrace	S	S	0	0	S	S
Rainbow Motel	S	S	S	S	6	S
Rainbow Point Motel	S	S	0	0	S	S
Rayland Epsom Motel	0	0	S	S	S	S

Registered name	Quarter ending				Total	
	June 2021		September 2021		Number of grants	Distinct clients
	Number of grants	Distinct clients	Number of grants	Distinct clients		
Red Rock Thermal Motel	42	12	48	15	90	21
Red Rose Motel	0	0	S	S	S	S
Rose Court Motel	0	0	39	15	39	15
Rotorua Downtown Backpackers	S	S	0	0	S	S
Rotorua Hideaway Lodge	S	S	S	S	9	S
Rotorua Motel	0	0	S	S	S	S
Rotovegas Motel	S	S	S	S	102	27
Shanton - Fenton Street	S	S	0	0	S	S
Spa Lodge	63	15	90	24	156	27
The Backyard Inn	S	S	S	S	15	S
The Grand Treasure Hotel Limited	237	57	237	72	474	99
The Warehouse Rotorua	S	S	0	0	S	S
Travel Soul Limited	24	6	24	9	48	9
Union Victoria Motel Rotorua	S	S	S	S	60	18
United Auckland	0	0	S	S	S	S
Victoria Lodge Rotorua	63	15	84	21	150	27

Notes:

- Emergency Housing is paid as a Special Needs Grant.
- Amount granted may not be the same as amount spent.
- A client may receive more than one grant in the period.
- TLA is estimated based on the client's address at the time of the grant. It may not be the same as the address of the emergency housing supplier.
- You will notice that the some of the suppliers are included from outside the Rotorua TLA. This is likely to be for payments made in arrears for previous period of accommodation, or payments for a future period. A number of clients may have recently moved, but their address details have not yet been updated.

- The registered supplier name is the name of the parent company of the accommodation supplier, and not necessarily the name of the accommodation itself.
- One registered supplier may provide accommodation across multiple premises with different trading names receiving payment through the single supplier record.
- Some suppliers may be listed due to a coding error when a client receives multiple assistance payments at one point in time, for example for petrol or groceries.
- To protect confidentiality the Ministry of Social Development uses processes to make it difficult to identify an individual person or entity from published data. These data tables have had random rounding to base three applied to all cell counts in the table. A value of one or two may be rounded to zero or three. The impact of applying random rounding is that columns and rows may not add exactly to the given column or row totals. The published counts will never differ by more than two counts. In certain circumstances, low numbers may potentially lead to individuals being identified. Due to these privacy concerns, numbers for some categories of clients have been suppressed or aggregated. Suppressed numbers have been replaced by an 'S'.



Table Two: List of supplier for clients in the Rotorua TLA who received an EH SNG between 1 January 2017 to 30 September 2021.

Registered name
140 Ghuznee Limited
2 Lakes Holiday Rentals
219 On Johns Holiday Park
540 Motel Limited
Aarangī Motel
Aaron Court Motor Inn Hamilton
Aaryn Court Motel
Abbey Court Motel - Lower Hutt
Abella Inn
Academy At Botany Motor Inn
Accolade Motor Lodge
Ace Caravans Rentals 2006 Ltd
Ace Motor Lodge
Acorn Estate Motel
Adelphi Motel
Affordable Willowhaven Holiday Park
Airport Manor Inn
Aladdin Motel
Aldan Lodge Motel
All Seasons Holiday Park
Alpha Motel
Alpin Motel & Conference Centre Rotorua
Ambassador Motor Inn
Ambassador Thermal Motel
Amber Court Motel
Anchor Lodge
Anglesea Motel & Conference Centre
Ann's Volcanic Motel
Ann's Volcanic Rotorua Motel
Anzac Court Motel
Apex On Fenton Motel
Apollo Hotel Rotorua
Appletree Backpackers
Aqua Beachfront Motel

Registered name
Aquarius Motel
Aquarius Motor Inn
Aquarius Motor Inn -Tauranga
Aquastar Holdings Limited
Ariki Backpackers
Arista Of Rotorua Motel
Arthouse Accommodation
Ascot Motor Lodge
Ascot On Fenton
Ashlar Motel
Ashleigh Court Motel
Ashleigh Court Motel - Rotorua
Ashwood Manor Motor Lodge
Astor Motor Inn
Astray Motel & Backpackers
Asure Kapiti Court Motel
Asure Macys Motor Inn
Atlantis Backpackers
Atlas Suites And Apartments
Auckland Airport Kiwi Motel
Auckland Airport Motel
Auckland Astro Residence
Aveda Motor Lodge
Aywon Motel
B-K's Rotorua Motor Lodge
Backpackers Central Hamilton
Baden Lodge Motel
Barclay Motel
Barclay Suites Auckland
Base Backpackers Rotorua
Base Rotorua
Beachcomber Lodge & Backpacker
Bella Vista Motel - Rotorua
Berkenhoff Lodge
Birchwood Motel
Birchwood Spa Motel
Bk's Pioneer Motor Lodge
Blenheim Bridges Holiday Park
Blenheim Spa Motor Lodge
Blewater Hotel Ltd

Registered name
BOP Accommodations Limited
Botany Motor Inn
Boulevard Hotel
Boundary Court Motor Inn
Braemar Motor Inn
Broadway Lodge Motel
Brylin Motel
Bucklands Beach Waterfront Motel
Cactus Jacks
Camellia Court Family Motel
Capri On Fenton
Caretaker Property Limited
Casa Blanca Motel
Cascades Lakefront Motel
Castles Motels Limited
Central Park Motor Inn
Centre Court Motel
Chelmswood Motel Taupo
Christchurch Motel
City Suites
Classic Motel
Cleveland Thermal Motel
Coachman Spa Motel Rotorua
Coachmans Inn
Coleraine Suites & Apartments
Colonial On Gladstone Motel
Commodore Court Motel
Cortez Motel
Cosy Cottage Thermal Holiday Park
Countdown - Ashburton
Crash Palace Backpackers
Criterion Artdeco Backpackers
Dannemora Motor Inn
Deco City Motor Lodge
Deer Pine Lodge Trust
Dipak Prasad Upreti
Dupont Motel
Eagles Nest Back Packers
Emerge Aotearoa Limited
Endeavour Lodge Motel

Registered name
Epsom Motor Inn
Fairmont Motor Lodge
Fairy Springs Motel
Fenton Court Motel
Fern Motel Napier Ltd
Fernleaf Motel
Flight Centre Rotorua
Fountain City Motor Inn
Fountain Court Motel
Four Canoes Backpackers Rotorua
Garden Court Motel
Gardena Court Motel
Gateway International Motel
Gateway Motor Inn
Geneva Motor Lodge
Geyserland Limited
Gibson Court Motel
Golden Glow Motel
Golden Glow Motel Rotorua
Golden Springs Motel And Holiday Park
Goodview Apartment Hotel
Grange Motor Lodge
Greenview Hotels
Greerton Lodge Motel
Grosvenor Motor Inn
Hah Blenheim Limited-Summit Motor Lodge
Harbour City Motor Inn
Harbour City Motor Inn - Tauranga
Hastings Top 10 Holiday Park
Hine Ngakau
Holdens Bay Holiday Park
Holiday Inn Auckland Airport
Holiday Rotorua Limited
Horse & Jockey Inn
Hotel Clevedon
Hugo & Carter's Backpackers & Motel
Hygate Motor Lodge
James Liston Hostel
Kaitaia Motor Lodge
Kapiti Coast Physiotherapy Ltd

Registered name
Katikati Motel
Kawerau Hotel
Kawerau Motel
Kawerau Thermal Motel
Kea Motels & Holiday Park
Kerrs Motel And Homestay
Kerry Lane Motel
Kerry's Motel
Knightsbridge Motor Lodge
Kuirau Dental
Kuirau Park Motor Lodge
La Mirage Motel
Lake Front Lodge Taupo
Lake Point Motel
Lake Rotoiti Holiday Park
Lake Side Paint & Panel Ltd
Lakes District Health Board
Laneway Backpackers
Lava Lodge
Leviathan Hotel Company Ltd
Lincoln Court Motel
Livingston Motel
Mag & Turbo Warehouse - Whangarei
Mahia Beach Motels And Holiday Park
Makemytrip Motel
Makoha Rest Home
Malfroy Motor Lodge
Malfroy School
Malones Motel
Manhattan Lodge Motel
Manhattan Motel
Manukau Gateway Motel
Masterton Motor Lodge
Mayfair Court Motel
Mcentral Apartments Manukau
Melrose Lifestyle Care & Village
Meryl Y Crump
Microtel Lodge
Middlemore Motel
Midway Motel - Rotorua

Registered name
Mobil Reid & Mills
Montana Lodge Motel
Morning Calm Lodge
Motueka Top10 Holiday Park
Mt Eden Motel
Mt Wellington Motel
Murupara Motor Camp
New Castle Motor Lodge
Novotel Rotorua Lakeside
Nzl Property Management
O'reillys Motel
Oakwood Manor Motor Lodge
Oasis Motel
Off Broadway Motel
Ohope Beach Top 10 Holiday Park
Paeroa Motel
Palmerston North Motel
Palms On George Limited
Papakura Motor Lodge & Motel
Parklane Motor Lodge - Epsom
Pars Inc
Pillows Travellers Lodge Orewa
Pioneer Motor Lodge And Motel
Planet Backpackers Rotorua
Pohutu Lodge Motel
Professionals Mcdowell Real Estate Rotorua
Pure Motel & Guest House
Quest - New Plymouth
Quest Henderson
Quest On Durham
Quest On Eden
Quest On Queen
Quest On The Terrace
Racecourse Motel
Raewyn Joyce Day
Rainbow Motel
Rainbow Point Motel
Ranui Motel
Ratapu House
Rayland Epsom Motel

Registered name
Rayland Motel
Red Rock Thermal Motel
Red Rose Motel
Redwood Lodge
Rockfield Motel
Rose Court Motel
Rose Court Motel - Rotorua
Roselands Motel
Rotorua Downtown Backpackers
Rotorua Family Holiday Park
Rotorua Hideaway Lodge
Rotorua International Motor Inn
Rotorua Motel
Rotovegas Motel
Sails Motor Inn Hamilton Limited
Santa Maria Motel (2006) Limited
Shanton - Fenton Street
Sheltering Arms Limited
Shortland Court Motel
Silver Birch Holiday Park
Silverfern Property Services Ltd
Silverstream Retreat Limited
Spa Lodge
St George Accommodation
Sylvia Park Motel
Takanini Park Motor Lodge
Tarawera River Lodge
Tarawera River Lodge Motel
Te Aroha Holiday Park
Te Puke Hotel
The Backyard Inn
The Grand Hotel Rotorua
The Grand Treasure Hotel Limited
The Setup On Manners
The Warehouse Rotorua
Tourist Court Motel
Travel Soul Limited
Tudor Motor Lodge
Union Victoria Motel Rotorua
United Auckland

Registered name
Utuhina Hot Springs Lodge
Victoria Lodge Rotorua
Visions Of A Helping Hand
Waiariki House
Waiariki Womens Refuge - Rotorua
Waingaro Hot Springs
Waiteti Trout Stream Holiday Park
Wellington Night Shelter
Whangarei Top 10 Holiday Park
Young Lodge

Notes:

- Emergency Housing is paid as a Special Needs Grant.
- TLA is estimated based on the client's address at the time of the grant. It may not be the same as the address of the emergency housing supplier.
- You will notice that the some of the suppliers are included from outside the Rotorua TLA. This is likely to be for payments made in arrears for previous period of accommodation, or payments for a future period. A number of clients may have recently moved, but their address details have not yet been updated.
- The registered supplier name is the name of the parent company of the accommodation supplier, and not necessarily the name of the accommodation itself.
- One registered supplier may provide accommodation across multiple premises with different trading names receiving payment through the single supplier record.
- Some suppliers may be listed due to a coding error when a client receives multiple assistance payments at one point in time, for example for petrol or groceries.

Appendix 3

Photographs taken on 21 November 2021 of police attending incident at [REDACTED]



Sent: Wednesday, September 1, 2021 4:13:31 PM

To: Jean-Paul.Gaston@rotorualc.nz <Jean-Paul.Gaston@rotorualc.nz>

Subject: FW: Public Notification and Transparency Article

Appendix 4

From: Carolyn Hall <carolyne.hall@uil.co.nz>

Sent: Wednesday, 1 September 2021 4:10 p.m.

To: 'Jean-Paul.Gaston@rotoruaalc.nz' <Jean-Paul.Gaston@rotoruaalc.nz>

Cc: 'Steve.chadwick@rotorualc.nz' <Steve.chadwick@rotorualc.nz>; 'Dave.donaldson@rotorualc.nz' <Dave.donaldson@rotorualc.nz>; 'Mercia.yates@rotorualc.nz' <Mercia.yates@rotorualc.nz>; 'Merepeka.raukawa-tait@rotorualc.nz' <Merepeka.raukawa-tait@rotorualc.nz>; 'Tania.tapsell@rotorualc.nz' <Tania.tapsell@rotorualc.nz>; 'Trevor.maxwell@rotorualc.nz' <Trevor.maxwell@rotorualc.nz>; '[Sandra Kai Fong](mailto:Sandra.KaiFong@rotorualc.nz)' <Sandra.KaiFong@rotorualc.nz>; 'Fisher.wang@rotorualc.nz' <Fisher.wang@rotorualc.nz>; 'Reynold.macpherson@rotorualc.nz' <Reynold.macpherson@rotorualc.nz>; 'Raj.kumar@rotorualc.nz' <Raj.kumar@rotorualc.nz>; 'Peter.bently@rotorualc.nz' <Peter.bently@rotorualc.nz>; 'Jason.Ward@rotorualc.nz' <Jason.Ward@rotorualc.nz>

Subject: Public Notification and Transparency Article

To: Jean-Paul Gaston

District Development

Lakes Council

Rotorua

Tena Koe Mr Gaston:

Re: Resource Management Act

Following up on your comments in the Daily Post on Tuesday August 31st 2021.

1. "During the process of any resource consent application the planner considered whether the application needed to be notified or not. Among other things, the decision stemmed from the level of relevant adverse environmental effects that a new activity proposed"
2. "Ensuring there were appropriate living conditions and management plans to address security and on-site operational requirements, eg: noise, amenity areas, hours of operation and parking"
3. "Spatial Plan adopted in 2018 following public consultation. Fenton St was acknowledged as a future area of residential development"

As a homeowner and ratepayer of 5 Holland St for the past 7 years, you may note our property borders Baden Lodge Motel, partially Geneva Motel and adjacent to Fenton Court Motel.

In the past 18-24mths these Motels rapidly changed the nature of their original business operations, which I am given to understand went against a local by-law governing a 28 day period of occupancy.

As neighbours we have experienced an unprecedented "level of relevant adverse environmental effects" that never occurred in the 5 years prior to this time, when Motels operated as Motels and not housing providers for MSD.

On-Site Security: There is no on-site security of the 3 Motels named above, yet they are used as Transitional Housing for MSD Emergency Clients.

We have made numerous calls to the Police over this time for "Family Harm Incidences", sadly on occasions this has involved small children been verbally abused or involved in adult altercations.

Drug and alcohol induced behaviours escalating out of control and requiring Police intervention.

Police asking if they can border our property while they investigate clients staying at one the Motels in question.

Youths trespassing our property as a thoroughfare to their Motel room.

Noise has included – "Pop Up Parties" in small motel rooms with numerous people in attendance. Loud music from both cars and motel units, also the use of loud aggressive and abusive language.

Hours of Operation: Constant stream of residents and visitors coming and going at all hours of the night, with no due consideration of other residents or neighbours in the vicinity, and the level of noise generated from the unnecessary revving of vehicles, and loud unwarranted conversations.

We have approached Motel on-site management (if they are there) about these issues. Most requests have been ignored, and little or no acknowledgement regarding the impact these behaviours are having on their neighbours.

Parking: The cul-de-sac at the end of Holland St has experienced a surge in off street parking for numerous visitors to Fenton Court Motel. If you search your data base I have made requests for bollards to be installed so visitors to this facility will stop parking on the footpath which hinders foot traffic. Parked cars on the end of Holland St also block the turning point for the local rubbish trucks.

As recent as this last L4 Lockdown, Holland St was subjected to a constant stream of vehicles parking in our street and visitors jumping the fence to Fenton Court Motel.

Sadly for our neighbour his car was yesterday blocked in by a vehicle parked in his drive, and was too intimidated

to report it for fear of retaliation.

Amenity areas: It has saddened me to turn very young children away from using our property as their Playground.

Another major concern for us and our neighbours, has been the very young ages of these children wondering several blocks away from their Motel facilities, unsupervised, looking for appropriate spaces to play.

The Motel facility on the corner of Sumner and Fenton St has also drawn the concern of many local residents, finding young children, once again unsupervised playing on the roadside and on the road.

Adverse environmental effects ? What exactly does this mean ?

Do you take into consideration crime statistics in an area already using Motels for transitional housing ?

Eg: the recent destruction of public and private property ? (Businesses, bus stops and fences being tagged with graffiti and causing hundreds of dollars of damage).

The increase in unpredictable dangerous driving ending in car chases for the Police. Will Fenton St be the next road allocated Speed Bumps ?

Several Street brawls in recent months requiring the Police to close down parts of Fenton St to contain the outbreak.

You are probably well aware there is growing list of experiences that have driven actions such as the petition regarding the Wylie Court property.

The Resource Consent Act as a mechanism to be impartial, does not mean it is right, or effective, or efficient. The history of the Public Works Act in New Zealand has been an example of this !!

As a ratepayer or resident, there must be a democratic process available where we are given an opportunity to express the facts and experiences, of how the change in "Motel Operations" is impacting on properties, businesses, and personal safety.

We now see representatives of our local council and DHB advocating for no more MIQ facilities in this town due to a lack of resourcing.

This argument could also be applied to the highly qualified and skilled workforce needed for "Wrap-Around Services" required to support people and families disenfranchised by the impact of Govt (both current and previous) Social Housing Policies.

No one in this town is against the need to house people and most especially tamariki in warm, dry and safe environments, but let us first take care of those we already have, and ensure MSD, Kainga Ora and MBIE stop taking further advantage of local Manaakitanga.

Spatial Plan 2018:

I am now interested to know if this Plan was developed, discussed and approved by the Iwi Partners of the original "Fenton Agreement" of 1880 ?

I believe Ben Manley from the Lakes Council wrote an article on the Fenton Agreement back in 2017.

His article also highlighting the failure of this agreement by the Crown regarding the care of our township and the reserves gifted to them for:

“increased visitor numbers into the area as a major source of income”.

Quote: “the proposed township would also have the added benefit of improving accommodation, supplies and transport to the burgeoning tourist trade”.

Has this agreement signed in “good faith” by Tangata Whenua, been once again overlooked by Politics, Politicians and Policy.

Due to the changing landscape of these unprecedented times, would it not be of value to revisit and revise the Spatial Plan of 2018, with better input and solutions in how the Housing shortage can be better supported by all of sectors of the community.

Unfortunately the petition was rolled out because the community is now feeling ignored, undermined and marginalised.

The “Duty of Care” we initially undertook as responsible citizens of our City, has been used, abused and exhausted in relation to this growing housing issue.

We are wise enough to know we can’t change the past 2 years, but we can advocate that the load being placed at the feet of Te Rotorua nui a Kahumatamomoe, be shared by the rest of New Zealand.

NOTE: I am also aware that local council members are not involved in any decision making regarding Resource Consent.

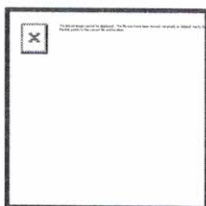
However, out of respect for being elected members of this community, they have been included in this email to keep them informed of opinions and views outside of their normal day to day general council business.

Nga Mihinui

Carolyne Hall

5 Holland St

Rotorua





Key Accessories

ROTORUA LIMITED

Appendix 5

TAX INVOICE

1128 Eruera Street, Rotorua 3010
 Phone 07 3484487
 email: keyaccessories@xtra.co.nz

GST Number: 105-057-601

DATE: 19/07/2021

Invoice No: **00036507**

Account To:

Carolyne Hall



Your Order No:

DESCRIPTION	QTY.	UNIT PRICE	DISC	EXTENDED (excl GST)
Supplied and fitted replacement privacy set and patiobolt to doors.				
Privacy set	1	\$33.04		\$33.04
Patio Bolt	1	\$31.31		\$31.31
Labour & callout	1	\$82.61		\$82.61
Paid \$169.00 by EFTPOS, thankyou.				

TOTAL before Tax	\$146.96
GST	\$22.04

Accounts to be paid by 20th of month following invoice date.

Bank Account: ANZ 01-0414-0398020-00
 Please use Invoice number as reference

INVOICE TOTAL	\$0.00
---------------	--------

Remittance Advice. Please return with payment.

KEY ACCESSORIES ROTORUA LTD
 1128 Eruera Street
 ROTORUA 3010

Carolyne Hall



AMOUNT
 REMITTED



Key Accessories

ROTORUA LIMITED

1128 Eruera Street, Rotorua 3010
Phone 07 3484487
email: keyaccessories@xtra.co.nz

TAX INVOICE

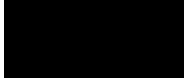
GST Number: 105-057-601

DATE: 19/11/2021

Invoice No: **38342**

Account To:

Carolyn Hall



Your Order No:

DESCRIPTION	QTY.	UNIT PRICE	DISC	EXTENDED (excl GST)
Supplied and fitted patiobolt to ranchslider. Replaced two lock cylinders from singles to doubles, keyed to key supplied. Tightened up several loose handles.				
Patio Bolt	1	\$31.30		\$31.30
Euro Double Cylinders	2	\$26.09		\$52.18
Rekey Cylinders	4	\$8.695		\$34.78
Labour & callout	1	\$113.04		\$113.04

TOTAL before Tax	\$231.30
GST	\$34.70

Accounts to be paid by 20th of month following invoice date.

Bank Account: ANZ 01-0414-0398020-00
Please use Invoice number as reference

INVOICE	\$266.00
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Remittance Advice. Please return with payment.

KEY ACCESSORIES ROTORUA LTD
1128 Eruera Street
ROTORUA 3010

Carolyn Hall



AMOUNT
REMITTED



71 Marguerita Street
Rotorua 3010
07 3486383
davidsons.ltd@xtra.co.nz

Quote
GST No.:

Invoice # 19064954
17th November 2020

Carolyn Hall
[Redacted]

DESCRIPTION	PRICE
-------------	-------

To supply and install side entrance gate and two side panels as discussed.

\$1,990.44

SUBTOTAL:	\$1,990.44
GST:	\$298.57
TOTAL:	\$2,289.01

TERMS AND CONDITIONS:

Quote is valid for 30 days from issue date.

How to Pay

Quote#19064954

We accept payment by: Bank Deposit, Card or Cash

ANZ Rotorua 06-0413-0083721-00

Thank you for your business, have a great day!

ROTORUA DAILY POST

Rotorua hotel guests' cars destroyed in suspicious blaze

3 Aug, 2021 02:40 PM

[🕒 Quick Read](#)

Multiple cars caught fire on Fenton St in Rotorua.



By **David Beck**
Multimedia journalist

[VIEW PROFILE](#)

Car fires at a Rotorua hotel carpark are being treated as suspicious, police have confirmed.

Multiple cars were damaged by fire in the carpark of the Distinction Hotel on Fenton St about 4.30am today.

A police spokeswoman said the fire looked to have spread to at least two or three other cars in the car park.

"I understand all the cars were connected to the hotel, i.e. guests' cars. The fire is being treated as suspicious and inquiries are under way," she said.

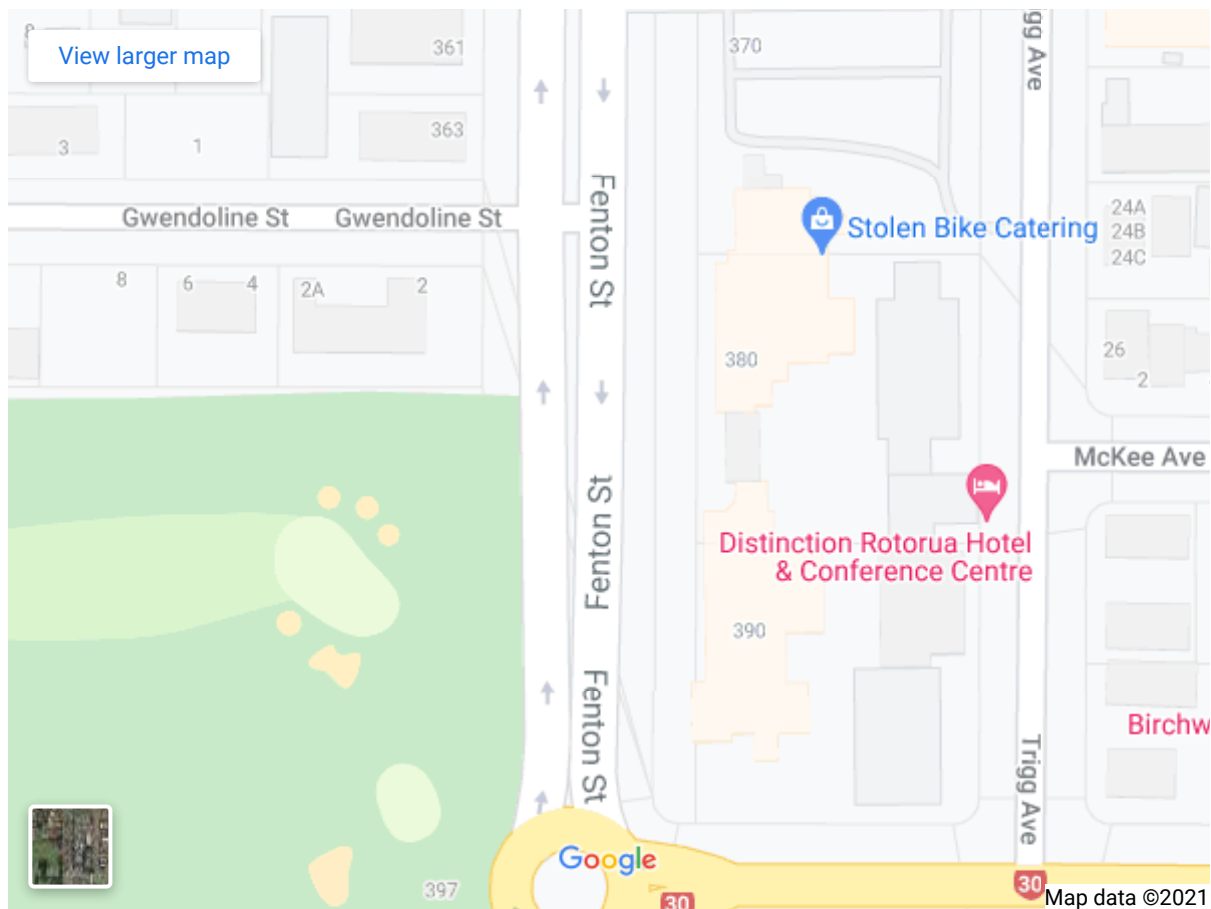
"If anyone has information which could assist our inquiries, they are asked to contact Police via 105 and quote event number 210803/6088.

This morning a fire investigator was at the scene, as well as police staff.

A reporter at the scene said the Distinction Rotorua Hotel car park was cordoned off.

He said he could see at least three burnt cars, one of which was "completely burnt out" and a tow truck was removing some of the cars.

More to come.



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Crown Forestry Rental Trust

Translation of MSS AUCK 1339-I vii & AUCK 1339-I

MSS AUCK 1339-I

[p.1 separate page]

Ohinemutu
November 26, 1880

To Te Penetana [Fenton]

Friend, we, Tuhourangi agree to your and Ngati Whakaeue's undertaking for a town to be established at Rotorua. Let it first be put to the Land Court so that the foundations [for it] are apparent.

We agree that the survey should proceed peacefully.

We agree that the Government constructs a bridge at Whakarewarewa.

We all consent to your undertaking.

Wi Kepa Te Rangipuawhe
Tamati Paora
Pauro Tahuriwakanui
Manihera Takina
Taupopoki Hemana
Teoti Kuka

MS AUCK 1339-I

[p.1 stapled pages]

Ohinemutu
November 25, 1880

[Crossed out] I now present before you the arrangements I am making as conditions for the town which will be established in this area.

All the land beginning from the west side of Te Pukeroa and continuing on to Puerenga [Pueranga, in English translation] stream [and] from the lake of Rotorua up to the mountains is to be investigated [and the ownership thereof certified - added in English translation] by the Native Land Court of New Zealand, but the Maori settlements of

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Ohinemutu are to be omitted from that investigation and the boundaries for that part will be pronounced later.

In accordance with this arrangement, a claim must be put at once - indicating clearly the boundaries of that land - to the Registrar of the Native Land Court.

[Paragraph crossed out, and is not in English translation] Because although the work by the Great Committee of Rotorua is quite clear for the lands of Ngati Whakauae, it may be that that decision will not be endorsed by people outside. An instance is Pakeha overseas who seek land for themselves here and who will look to a high authority recognised by all the world, and that decision[maker] will not be able to be opposed by Pakeha or Maori.

2. Immediately the claim reaches the Registrar, then Te Mete [Smith], the chief surveyor, will order a survey for this claim [p.2] [for the town - crossed out] Soonest after this the Court will sit to investigate that land, here at Ohinemutu.

3. When the survey of the land is completed, then Te Mete will set out the manner of the town with respect to the arrangements that he [partially - added in English translation] explained to Te Amohau and the others this morning. The requirements for the town are these:

i) The land which lies between Te Pukeroa and Rotorua, that [land] will be left as settlement for you, for the Maori, but the road which is travelled on here is to be widened [if necessary - added in English translation] and go straight on into the town.

ii) Te Pukeroa is to be set aside as a place of recreation for all people whether Pakeha or Maori. And that reserve will be put under the management of some Pakeha and Maori whom the Committee will select.

iii) The people who own pieces [of land] in Te Pukeroa will be compensated for with pieces in the town. And the Great Committee of Rotorua will arrange this.

iv) The Catholic [church's] portion of land in Te Pukeroa will be compensated for with a piece in the town.

v) A very experienced doctor will be settled here.

[p.3] vi) All the hot springs in this block [of the town - crossed out] surveyed are to be reserves, and the doctor will manage those waters and he will institute regulations for them.

4. The streets of the town will be put under authority of the Queen.

[This paragraph is not in the English translation.] The reason for this is that drains and gutters and structures for the carbon[?] lights and other works are to be constructed in those streets. It is for such reason that the streets of all towns are put under the authority of the Queen, including the reserves for recreation in town. [Another] reason is that the Queen will [see to] the building of post offices, schools, hospitals, courthouses and other buildings for the needs of the population.

5. Land will be released without payment for laying down a drain to carry water from Utuhina into the town.

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6. Maori who are ill will be admitted into the hospital without payment.

7. When it comes to the time that the town is in order and large enough, then a resident magistrate will be appointed here by the Government. That judge, the doctor and [p.4] a Maori person - as selected by the Committee - those three people, as a group, will act as a Committee giving licenses for public houses. The current licensing system will be annulled, but only when that [Committee] is empowered will it be annulled.

[p.3 English translation has an extra section here, not in the Maori.]

8. The sections of the town will be leased according to the rule of the market in Auckland by the Commissioner of Crown Lands. The years of a lease will be 99. Lease money must be produced half yearly, the same for every year up to the end. The rent monies for the half of the first year must be produced as soon as the lease is completed. The Commissioner will sign the lease on behalf of Maori and will take the first rent monies - afterwards either [the Commissioner] or another person he appoints. Those officers will give that money to a person whom the Committee will arrange to take it. However, payment for notices in the newspapers must be taken from that money, and when that is done the lot of money will be sent to those who have a right to it.

If Maori people wish their pieces [of land] to be partitioned, the boundaries must go along the survey lines of the town. When this is done the Commissioner will arrange the rent monies for those people who have those boundaries.

[p.5] 9. It is not permitted for Maori to trouble Pakeha who have leased land but those people should go to the Commissioner or to his colleague.

10. It is not permitted for lands of this block to be sold [by the Natives - added in English translation]. At the time that land is under investigation, a proper request will be put to the Native Land Court to tie up land so that it cannot be sold or mortgaged. And, if hereafter a person wishes to lease some other pieces of the block outside of the town, it must be cut off as no more than 40 acres, and the conditions will be as those for the sections of the town.

11. Forty acres are to be separated out as a burial ground; the chief surveyor will look out suitable land for the burial ground, and the existing burial ground will be closed.

12. Payment for the surveys must be arranged from within the first rent monies.

13. Rating law cannot be applied over lands in this block which are not leased. However, the lessee will pay those rates when the land is leased.

14. There can be no leasing or sale of the land set off for Maori hereafter to Pakeha. However, these rulings do not hold for the Pakeha who live at Ohinemutu.

[p.6 signatures] W. Matenga Te Waharoa, Makarini Kahawai, A. Tareti Matenga

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[p.7] 14. Neither do the conditions of this document apply to those Pakeha living here.

15. Money collected for public house licenses and rate monies are to be put to pay for works in the town. The group of three already referred to here will assign that money to pay for trees to improve the reserved lands and for other works.

16. The principle of the law relating to cows and horses, that is, to all animals which roam freely on this block is this, that the person who owns the animals must fence them in; it is not the duty of the person who owns the land. However, all animals that roam illegally will be driven, whether on land that is fenced or not fenced, to the pound.

[List of signatures - when in doubt over spelling I have preferred the clearer English text]

R. Whitiara Te Waiatua

W.M. Hikairo
Hemi Te Tupara
Paora Te Amohau
Ropata Horokai
Te Mapehi Rangitakahiwai
Piwiki Ahiwaru
Kima Tukouitua
Meraria Te Tiwara
Piripi Te Hapu
Retimana Poraumati
H. Kokiri Te Wharepurangi
Te Otimi o Te Mihirotorua
Wi Keepa Ngawharu
Rotorua Hororiri

[p. 7]
Ihaia Te Ahu
M.W. Maihi Te Rangikaheke
Katerina Te Ahu
Mere Maihi
Okiwi Ngatara
Tamati Hapimana
P. Taiapo Te Waiatua
Te Riri Rotohiko
Taekota Te Tokoihi
Pererika Ngahuruhuru
Hariata Piwiki
Nga Mate Tokorua Hamuera
Maora Te Rangi Te Whata

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Rangi Paeroa Piwiki
Petera Te Pukuatua
Henare Te Pukuatua
Retireti Tapihana
Potene his x mark Haukiwaho
Kiharoa his x mark Akuhata

Eru Te Ure Mutu
Nara Taitumu
Timoti his x mark Reone
Te Pere Huna
Rini Potene
Karupatene Hira
Mihaka Patahuri
Renati Akuhata
Matia Ngamarama
Piripi Tapihana

Additional note: It is agreed that Penetana [Fenton] arrange a section within the town to be allotted for each Maori chief but which cannot be sold or mortgaged. [Part translation, p.6 of English, crossed out.]