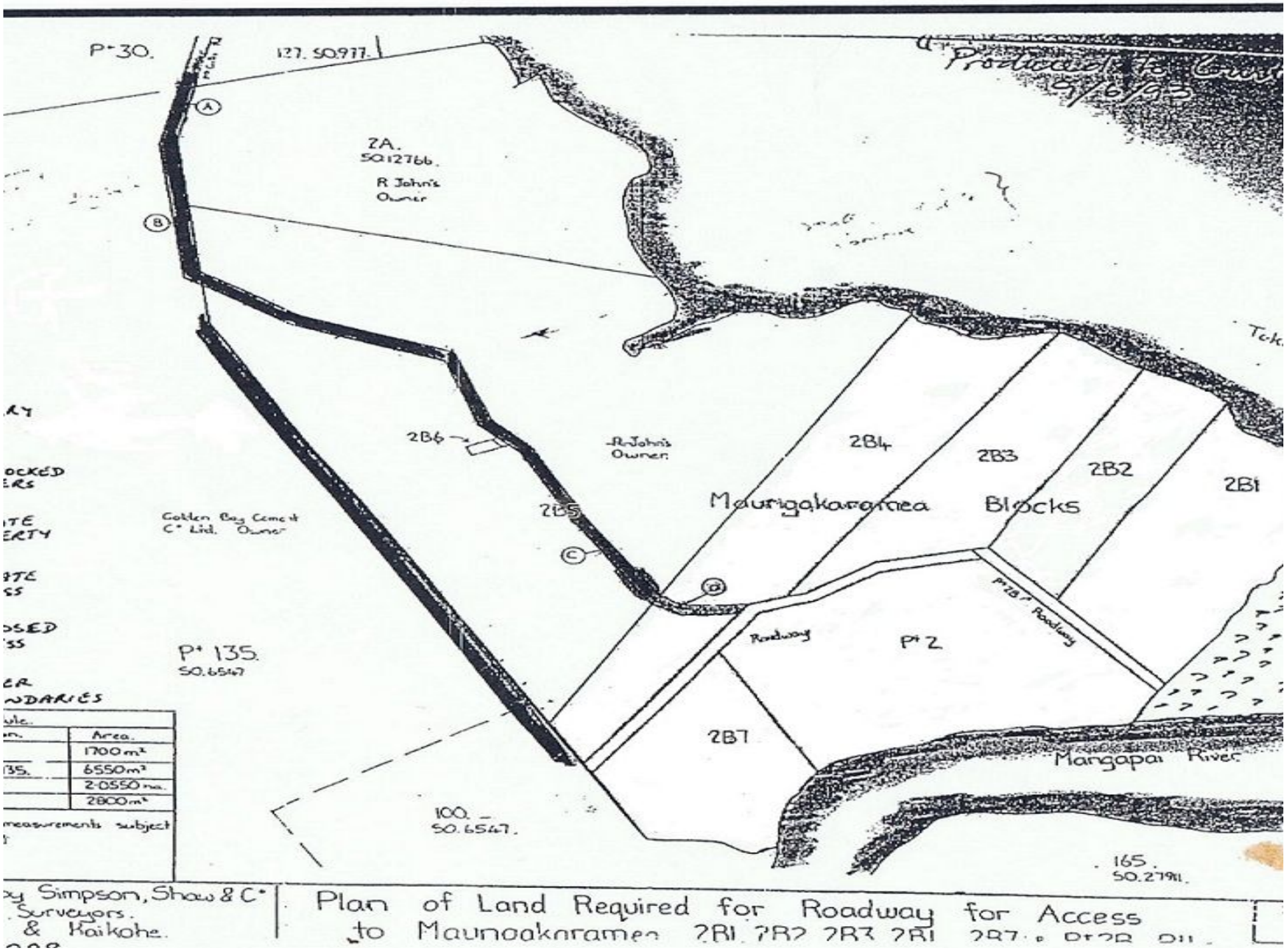
OFFICIAL

Powerpoint Accompanying Brief of Steve Panoho

RECEIVED
Waitangi Tribunal
18 Nov 2013
Ministry of Justice
WELLINGTON

Close up View of Maunga Tikorangi


P° 30.
127. 50.977.
2A.
SO 12766.
R John's
Owner
2B6
R John's
Owner
2B5
Golden Bay Cement
C° Ltd. Owner
2B4
2B3
2B2
2B1
Maungakaramea Blocks
P° 135.
50.6547
Roadway
P° 2
P°2B1 Roadway
2B7
Mangapai River
100.
50.6547.
165.
50.2781.
Area.
1700 m²
6550 m²
2.0550 ha.
2800 m²
Simpson, Shaw & C°
Surveyors.
& Kaikohe.
Plan of Land Required for Roadway for Access
to Maungakaramea 2B1 2B2 2B3 2B4

Headstone damaged from cows
Urupa overgrown

Photo taken in 1989

Photo taken 5th Oct 2013

Father –Tiwene Hohepa Panoho
Portland 1930s

2B6 Urupa is on the 2B5 Block and was fenced at the time of the 2B5 sale.

Concrete Trough almost on Te Waitau`s Grave

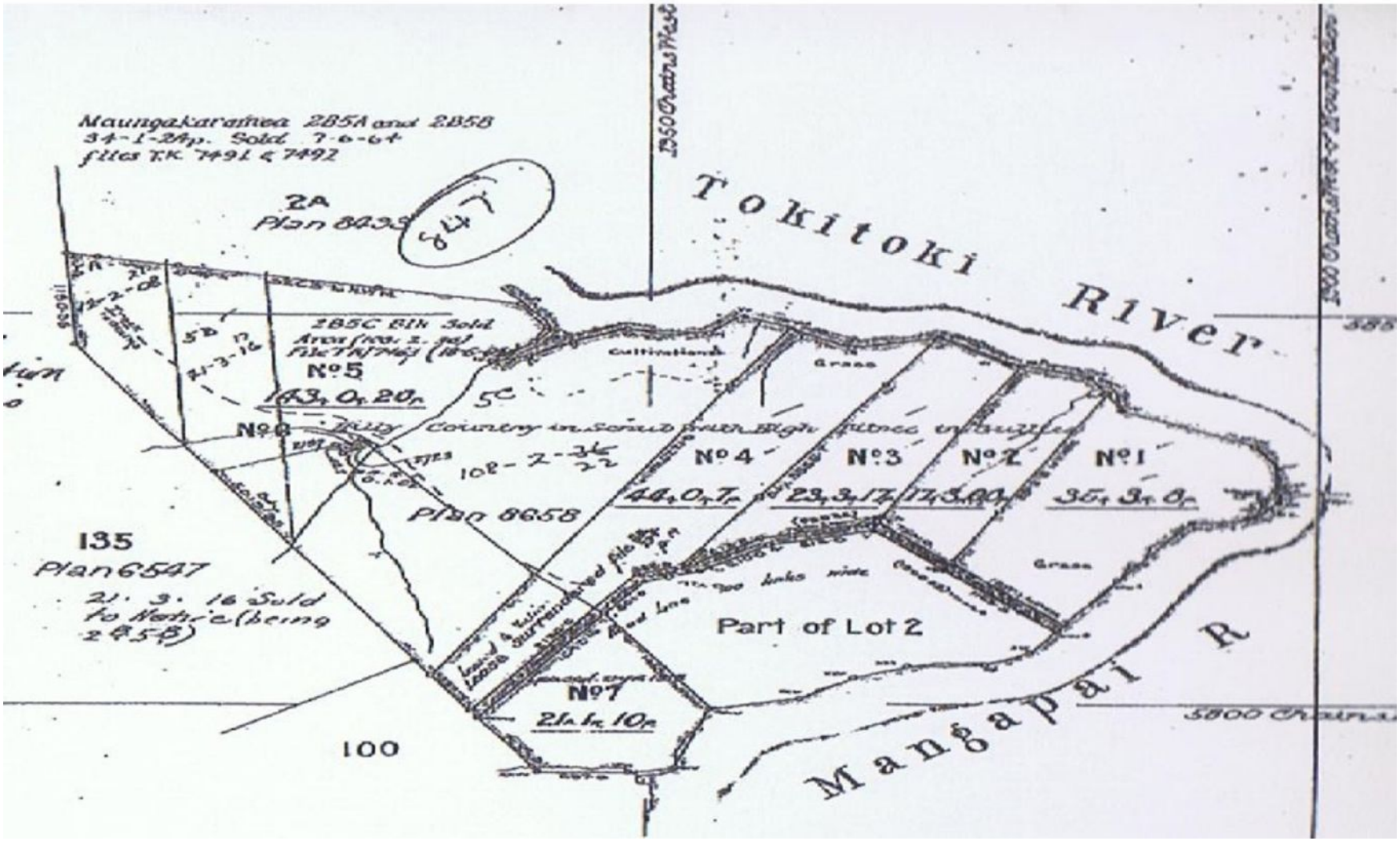
Damn been built close to Te Waitau

The original house

Sister Pauline at our Home on 2B5 late 1950s before the land was sold

Home shifted onto 2B4 and is in the current state. Photo 5th Oct 2013

Paragraph 10



Urupa on 2B1

Te Rae Urupa Photo 2013

Huge gorse stumps growing between graves Photo 2013

Hohepa Panoho

1989

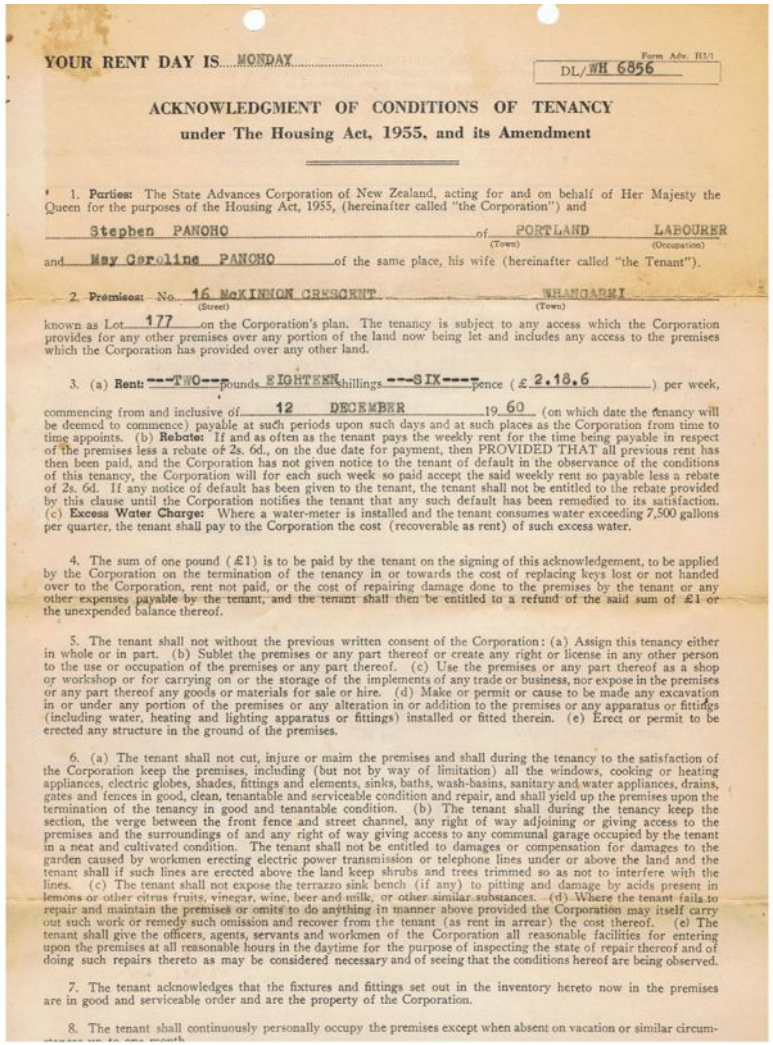
2013

Mum & Kids at Portland 2B5 Block early 1950s

Whanaupani & Mita Panoho buried next to uncle Awa Tito at Otaika Urupa

Maunga Tikorangi from Boundary Line Between 2B3 & 2B4

1960 - Tenancy Agreement for House in Otangarei, Whangarei



YOUR RENT DAY IS MONDAY

Form Adv. H1/1

DL/WH 6856

ACKNOWLEDGMENT OF CONDITIONS OF TENANCY
under The Housing Act, 1955, and its Amendment

1. **Parties:** The State Advances Corporation of New Zealand, acting for and on behalf of Her Majesty the Queen for the purposes of the Housing Act, 1955, (hereinafter called "the Corporation") and

Stephen PANOHO of PORTLAND (Town) LABOURER (Occupation)

and May Caroline PANOHO of the same place, his wife (hereinafter called "the Tenant").

2. **Premises:** No. 16 McKINNON CRESCENT (Street) WHANGAREI (Town)

known as Lot 177 on the Corporation's plan. The tenancy is subject to any access which the Corporation provides for any other premises over any portion of the land now being let and includes any access to the premises which the Corporation has provided over any other land.

3. (a) **Rent:** ---TWO--- pounds EIGHTEEN shillings ---SIX--- pence (£ 2.18.6) per week, commencing from and inclusive of 12 DECEMBER 19 60 (on which date the tenancy will be deemed to commence) payable at such periods upon such days and at such places as the Corporation from time to time appoints. (b) **Rebate:** If and as often as the tenant pays the weekly rent for the time being payable in respect of the premises less a rebate of 2s. 6d., on the due date for payment, then PROVIDED THAT all previous rent has then been paid, and the Corporation has not given notice to the tenant of default in the observance of the conditions of this tenancy, the Corporation will for each such week so paid accept the said weekly rent so payable less a rebate of 2s. 6d. If any notice of default has been given to the tenant, the tenant shall not be entitled to the rebate provided by this clause until the Corporation notifies the tenant that any such default has been remedied to its satisfaction. (c) **Excess Water Charge:** Where a water-meter is installed and the tenant consumes water exceeding 7,500 gallons per quarter, the tenant shall pay to the Corporation the cost (recoverable as rent) of such excess water.

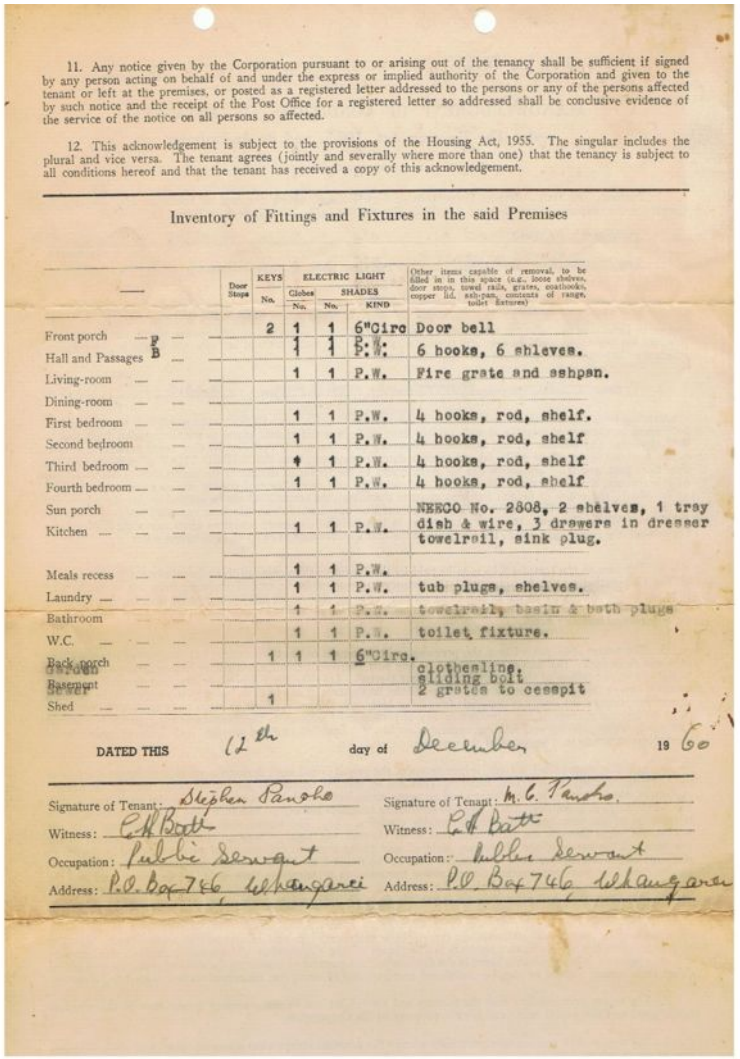
4. The sum of one pound (£1) is to be paid by the tenant on the signing of this acknowledgement, to be applied by the Corporation on the termination of the tenancy in or towards the cost of replacing keys lost or not handed over to the Corporation, rent not paid, or the cost of repairing damage done to the premises by the tenant or any other expenses payable by the tenant, and the tenant shall then be entitled to a refund of the said sum of £1 or the unexpended balance thereof.

5. The tenant shall not without the previous written consent of the Corporation: (a) Assign this tenancy either in whole or in part. (b) Sublet the premises or any part thereof or create any right or license in any other person to the use or occupation of the premises or any part thereof. (c) Use the premises or any part thereof as a shop or workshop or for carrying on or the storage of the implements of any trade or business, nor expose in the premises or any part thereof any goods or materials for sale or hire. (d) Make or permit or cause to be made any excavation in or under any portion of the premises or any alteration in or addition to the premises or any apparatus or fittings (including water, heating and lighting apparatus or fittings) installed or fitted therein. (e) Erect or permit to be erected any structure in the ground of the premises.

6. (a) The tenant shall not cut, injure or maim the premises and shall during the tenancy to the satisfaction of the Corporation keep the premises, including (but not by way of limitation) all the windows, cooking or heating appliances, electric globes, shades, fittings and elements, sinks, baths, wash-basins, sanitary and water appliances, drains, gates and fences in good, clean, tenantable and serviceable condition and repair, and shall yield up the premises upon the termination of the tenancy in good and tenantable condition. (b) The tenant shall during the tenancy keep the section, the verge between the front fence and street channel, any right of way adjoining or giving access to the premises and the surroundings of and any right of way giving access to any communal garage occupied by the tenant in a neat and cultivated condition. The tenant shall not be entitled to damages or compensation for damages to the garden caused by workmen erecting electric power transmission or telephone lines under or above the land and the tenant shall if such lines are erected above the land keep shrubs and trees trimmed so as not to interfere with the lines. (c) The tenant shall not expose the terrazzo sink bench (if any) to pitting and damage by acids present in lemons or other citrus fruits, vinegar, wine, beer and milk, or other similar substances. (d) Where the tenant fails to repair and maintain the premises or omits to do anything in manner above provided the Corporation may itself carry out such work or remedy such omission and recover from the tenant (as rent in arrear) the cost thereof. (e) The tenant shall give the officers, agents, servants and workmen of the Corporation all reasonable facilities for entering upon the premises at all reasonable hours in the daytime for the purpose of inspecting the state of repair thereof and of doing such repairs thereto as may be considered necessary and of seeing that the conditions hereof are being observed.

7. The tenant acknowledges that the fixtures and fittings set out in the inventory hereto now in the premises are in good and serviceable order and are the property of the Corporation.

8. The tenant shall continuously personally occupy the premises except when absent on vacation or similar circum-



11. Any notice given by the Corporation pursuant to or arising out of the tenancy shall be sufficient if signed by any person acting on behalf of and under the express or implied authority of the Corporation and given to the tenant or left at the premises, or posted as a registered letter addressed to the persons or any of the persons affected by such notice and the receipt of the Post Office for a registered letter so addressed shall be conclusive evidence of the service of the notice on all persons so affected.

12. This acknowledgement is subject to the provisions of the Housing Act, 1955. The singular includes the plural and vice versa. The tenant agrees (jointly and severally where more than one) that the tenancy is subject to all conditions hereof and that the tenant has received a copy of this acknowledgement.

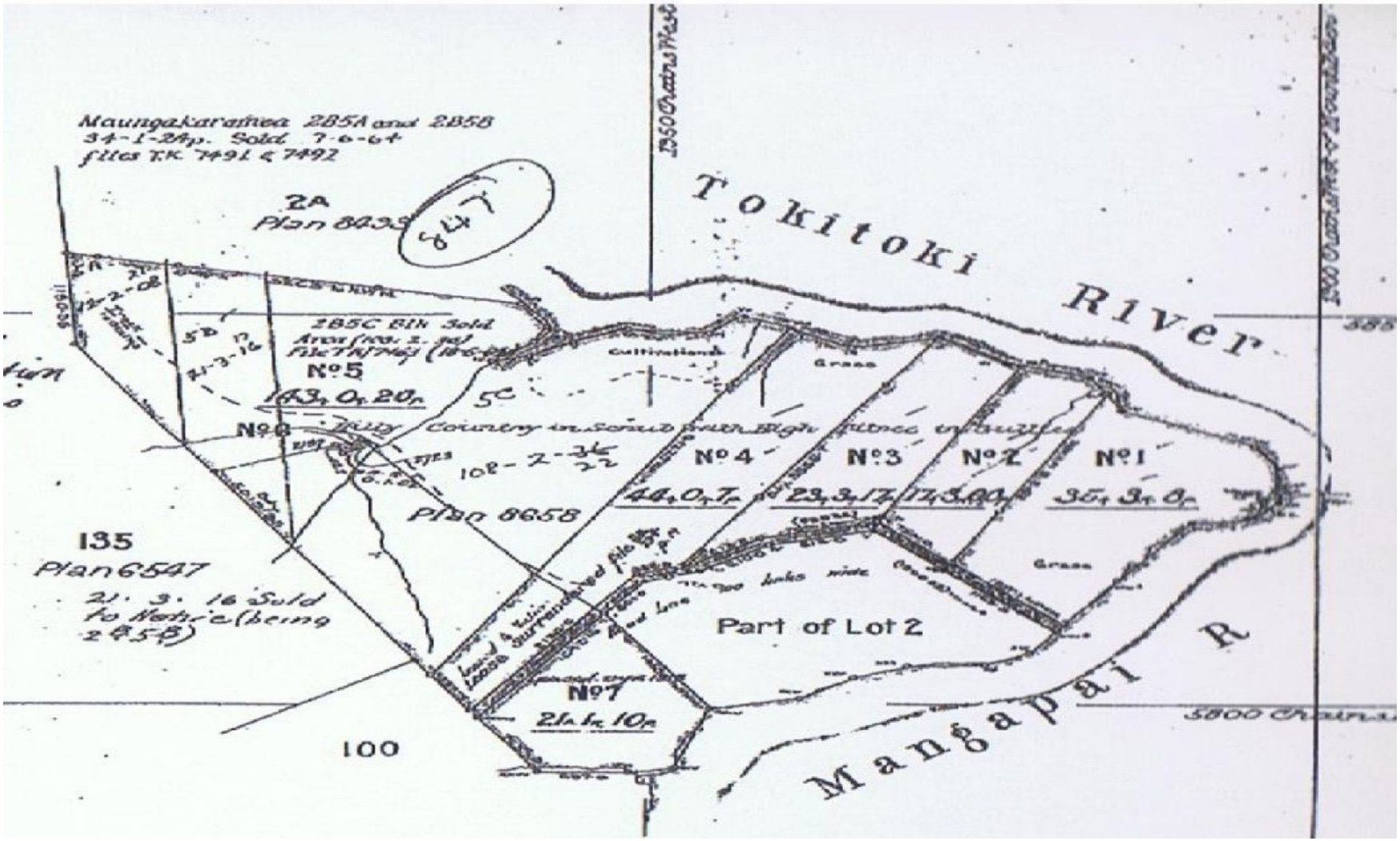
Inventory of Fittings and Fixtures in the said Premises

	Door Stops	KEYS No.	ELECTRIC LIGHT Globes No.	SHADES No.	KIND	Other items capable of removal, to be filled in in this space (e.g., loose shelves, door stops, towel rails, grates, coathooks, copper lid, ash-pan, contents of range, toilet fixtures)
Front porch — F		2	1	1	6"Circ	Door bell
Hall and Passages — B			1	1	P.W.	6 hooks, 6 shleves.
Living-room			1	1	P.W.	Fire grate and ashpan.
Dining-room						
First bedroom			1	1	P.W.	4 hooks, rod, shelf.
Second bedroom			1	1	P.W.	4 hooks, rod, shelf
Third bedroom			1	1	P.W.	4 hooks, rod, shelf
Fourth bedroom			1	1	P.W.	4 hooks, rod, shelf
Sun porch						NERCO No. 2808, 2 shelves, 1 tray
Kitchen			1	1	P.W.	dish & wire, 3 drawers in dresser towelrail, sink plug.
Meals recess			1	1	P.W.	
Laundry			1	1	P.W.	tub plugs, shelves.
Bathroom			1	1	P.W.	towelrail, basin & bath plugs
W.C.			1	1	P.W.	toilet fixture.
Back porch		1	1	1	6"Circ.	
Garden						clothesline,
Basement						sliding bolt,
Sewer						2 grates to cesspit
Shed		1				

DATED THIS 12th day of December 19 60

Signature of Tenant: Stephen Panoho
Witness: C.H. Batt
Occupation: Public Servant
Address: P.O. Box 746 Whangarei

Signature of Tenant: M.C. Panoho
Witness: C.H. Batt
Occupation: Public Servant
Address: P.O. Box 746 Whangarei


Maungakaramea 2B5A and 2B5B
34-1-24p. Sold 7-6-64
files T.K. 7491 & 7492
2A
Plan 8433
847
Tokitoki River
2B5C Blk Sold
No5
143. 0. 20p
No6
Country in search
No4
No3
No2
No1
44. 0. 7p
23. 3. 17
17. 3. 00
35. 3. 0p
Plan 8658
135
Plan 6547
21. 3. 16 Sold
to Nettle (being
2B5B)
Part of Lot 2
No7
21. 1. 10p
100
Mangapai R