

1933.
NEW ZEALAND.

NATIVE LAND DEVELOPMENT.

WAIKATO-MANIAPOTO MAORI LAND DISTRICT.
MANIAPOTO GROUP.

Presented to both Houses of the General Assembly by Leave.

The Hon. the NATIVE MINISTER, Wellington.

Native Department, 17th October, 1933.

HEREWITH are reports from the Supervisor of the Maniapoto Group of the Waikato-Maniapoto District Native Land Development Schemes (Mr. P. H. Jones) covering the development work carried out on the various schemes within the group during the year ended 31st March, 1933.

R. N. JONES, Under-Secretary.

REPORTS.

KAWHIA DEVELOPMENT SCHEME. (See Plan 8, G.-10.)

(Report dated 24th July, 1933.)

In submitting a report on this scheme, I must first clearly state that due to various reasons my knowledge of the activities in this area have been the result of brief visits to Kawhia in connection with special matters, and from information given to me by Mr. W. R. Edwards, the recently appointed Foreman.

My detailed reports on the units are therefore to be read with the above reservation, especially with regard to the Moerangi areas, excepting Whareiaia Moke and Hone Paki, whose sections I have inspected on each of my visits. The other Moerangi blocks are off the beaten track, and to inspect them properly would have taken up more time than I could spare on the occasions of my visits to Kawhia.

When assembling the data for this report, I have also gone through the files, and beg to report as follows:—

Commencement of Development Operations.—Development operations commenced on this scheme on the 4th June, 1931, with twelve approved units, and the blocks included comprised a total area of 4,241 acres 2 roods 18·2 perches.

Some trouble was experienced with some of the units, and when the scheme got well under way, the units were reduced to ten. The development of Mangaora Block proceeded without any unit. This meant that the development operations have been confined to 3,932 acres 2 roods 18·2 perches—one unit, Moeparu Tanira, having withdrawn—and the area of 390 acres under his nomination has not been touched. Of this 3,932 acres 2 roods 18·2 perches it was estimated that approximately 1,000 acres was in grass. This figure was, however, misleading, as it was later found necessary to clear a lot of manuka in the grassed areas, and re-sow approximately 500 acres.

Moerangi Blocks (Ngati Te Wehi Tribe).—In the Aotea Harbour area the work has proceeded with very little trouble, and the clearing, burning, and sowing, also fencing, from all accounts, have been very successful.

The metalling of the short access road to the Aotea Harbour foreshore, which was done upon representations made through this Department, has been a great boon to these people.

With regard to the burning, it may be mentioned that Whareiaia Moke attributes their success to the fact that they burnt whenever the weather and other conditions were favourable.

Kawhia Blocks (Ngati Hikairo Tribe).—The best results, as far as clearing, burning, and sowing are concerned, were in connection with the area occupied by Ngatuera Erueti and Tahaho Pikia—(1931–32 operations). The burning and sowing on Moka Hopa's area and the Mangaora Blocks (1932–33 operations) were not very good, and will call for special attention next summer. It would appear that no blame is attachable to the units concerned or the Foreman, as the last-mentioned officer informed me that his instructions were explicit, and he carried them out to the letter. He also adds that he was sorely tempted to disobey orders and burn off earlier when the weather and conditions were favourable. The failure in this case has also resulted in about £70 worth of mixed grass-seed being left on hand.

Mangaora Block (Ngati Apakura Tribe).—The control of this block will present some difficulty on account of the present attitude of the resident owners of the block. Before work commenced on this area I made several attempts to organize that section of the owners who were eking out a precarious existence on the Chinese gardens in the Manurewa and Pukekohe districts. Unfortunately, I was almost immediately afterwards involved in the Waimiha Development Scheme, and was not able to follow up my programme, and ultimately work was commenced by Mr. Wright with other labour. Subsequently some of the owners from Pukekohe put in an appearance at Mangaora, and their activities (cutting manuka firewood), and attitude generally, have given some anxiety.

Sheep on Mangaora.—The lack of fencing on this block last year gave a lot of trouble whilst the wethers were depasturing on it. The Foreman several times had to rush out at various times of the day and night to bring the sheep back from the main road. Stock blocks proved ineffective; as one place was blocked the sheep found another outlet, and so it went on until the sheep were sold. According to the last available live-stock tally, there are seventeen missing. It is possible that these have strayed and cannot be recovered.

General.—As previously indicated, my knowledge of this scheme as a whole has limitations, and I propose to take the first opportunity of visiting Kawhia, preferably in company with Mr. A. E. Edwards—Mr. Edwards has special knowledge of the accounts in this case, and there are some points to be cleared up—to make myself fully conversant with the requirements of the scheme.

Live-stock.

	Cows.	Bulls.	Heifers.	1-2-year Sheep.	Horses.
D. Whatu	15	1	7	..	1
J. Paki	21	..	..	..	4
Rautahi Rukutai	11	1	..	..	..
W. Waitere	28	2	..	..	..
Whare Moke	54	2	..	..	5
Turinui Rauroha	30	1	18	..	4
C. Pikia	40	2	..	..	..
Moka Hopa					
Paretira te Huia	20	1	6	..	..
Mangaora .. .. .	..	..	..	727 (17 missing)	..
Totals	219	10	31	727	14

SCHEDULE 1.
Labour Costs to 31st March, 1933.

	1931-32.			1932-33.			Totals.			Less Subsidies.			Net Totals.				
	£	s.	d.	ac.	ch.	£	s.	d.	£	s.	d.	£	s.	d.	£	s.	d.
1. Manuka felling (including light bush)	413	0	0	1,033	0	0	335	6	0	697	14	0
2. Sowing (163 acres sown without labour cost)	400	..	60	0	0	108	15	0	29	11	8	79	3	4
3. Top-dressing	125	..	27	5	0	27	5	0	..	..	..	27	5	0
4. Fencing—																	
Erecting (1,355½ chains)	1,355½	..	392	11	9	392	11	9	130	17	3	261	14	6
Material (splitting, &c.)..	175	10	6	175	10	6	56	0	2	119	10	4
5. Drainage (30 chains)	20	0	0	20	0	0	6	13	4	13	6	8
6. Buildings (milking-sheds, 4)	4	sheds	105	6	3	105	6	3	30	0	0	75	6	3
7. Miscellaneous	166	6	0	166	6	0	35	10	0	130	16	0
8. Wages—Foreman	50	0	0	50	0	0	..	..	..	50	0	0
						1,409	19	6	2,078	14	6	623	18	5	1,454	16	1
Less subsidies	530	0	3	623	18	5	..	..	..	..	..	..
						879	19	3	1,454	16	1	..	..	..	..	..	..

SCHEDULE 2.

	1931-32.				1932-33.				Add Interest (Units only.)	Total.		Less Unem- ployment Subsidies.		Less one-third Cream and Cash Re- payments, and Sales of Stock.		Balance owing as at 31st March, 1933.		Remarks.					
	Labour.		Live-stock, Materials, &c.		Labour.		Live-stock, Materials, &c.			£	s.	d.	£	s.	d.	£	s.		d.				
	£	s.	d.	£	s.	d.	£	s.												d.			
1. Mangaora Blocks	155	15	0	89	10	8	180	19	4	852	15	1	1,279	0	1	94	3	2	998	12	3	Interest not included.	
2. Rautahi Rukurai	..	..	..	15	2	6	20	5	0	198	17	5	241	19	4	4	1	8	229	16	5	
3. Tahaho Pikia (Charles Pikia)	10	0	0	18	0	..	231	6	3	367	8	8	624	1	6	70	9	2	544	19	7		
4. Ngatuera Erueti	100	0	0	..	..	..	235	11	0	422	0	3	780	7	9	99	11	4	672	3	8	
5. Moka Hopa	90	0	0	1	17	11	98	14	6	123	7	7	326	9	3	63	12	6	254	4	0		
6. Hone Paki ..	70	0	0	4	14	3	85	0	0	205	19	1	381	5	9	49	12	0	293	2	1	Repayments include £20 cash payment.	
7. Whareiaia Moke	30	0	0	60	14	1	35	0	0	307	9	6	452	5	1	21	4	3	396	11	2		
8. Douglas Whatu	30	0	0	2	14	6	82	8	0	235	7	3	363	15	9	36	4	4	313	17	4		
9. Turinui Rauroha	100	0	0	10	11	10	49	12	0	286	16	6	471	4	11	47	3	0	391	9	10		
10. Paretira te Huia	..	..	..	8	6	9	144	0	0	356	10	4	525	1	11	48	0	0	441	17	8	Repayments include £20 cash payment.
11. Wiri Waitere	50	0	0	2	1	4	100	0	0	281	8	4	453	3	2	49	4	10	387	3	7		
12. Posts, &c. (unallocated as at 31st March, 1933)	33	0	0	..	..	..	113	16	9	..	..	..	146	16	9	40	12	2	106	4	7	
13. Foreman's wages (unallocated as at 31st March, 1933)	..	..	..	..	..	..	33	6	8	..	..	..	33	6	8	..	..	..	33	6	8	
14. Stock on hand	..	..	..	..	..	..	..	..	..	369	6	8	369	6	8	..	..	..	369	6	8	
	668	15	0	196	11	10	1,409	19	6	4,007	6	6	6,448	4	7	623	18	5	5,432	15	6		
													165	11	9								

OPARURE DEVELOPMENT SCHEME. (See Plan 9, G.—10.)

(Report dated 19th July, 1933.)

With reference to the Under-Secretary's memorandum N 1/9 of the 16th ultimo, I submit herewith particulars with regard to the above scheme as at 31st March, 1933.

1. *General.*—The land comprised in this scheme is made up of various detached areas situated at Oparure, Hangatiki, and Te Kuiti, with a total area of 489 acres 0 roods 14·2 perches.

2. *Expenditure and Receipts.*—The attached schedule, compiled in the Auckland Office, gives a complete summary of the items under this heading.

3. *Unit Reports.*—There are at present six units on this scheme, and attached hereto are separate reports.

To the information given in Schedule 2, I have to add particulars of grassing, fencing, &c., already completed prior to these lands coming under development. These, summarized, are as follows:—

—	Total Area.			Grass.		Total Area.	Fencing.		Total.	Buildings.
	A.	R.	P.	Old.	New.		Old.	New.		
1. Wiri Taare	50	2	13	..	40	40	100	56	156	New cottage; new shed.
2. Wetini Hotu	61	3	14	30	10	40	120	..	120	Old cottage.
3. Whare Hotu	88	1	6	50	12	62	214	..	214	Old house; shed.
4. Herewini Hiriaki and another	177	3	0	30	24	54	214	..	214	Whare.
5. Murua Hori	31	3	13·4	32	..	32	87	..	87	Old house; new shed.
6. Pakuwera Katu	78	3	7·8	78	..	78	200	..	200	Old house; shed.
Totals	489	0	14·2	220	86	306	935	56	991	

Live-stock.

—	Bulls.	Cows.	Horses.	Sheep.	Total.
Wiri Taare .. ..	..	7	..	30	37
Wetini Hotu	1	5	2	36	44
Whare Hotu .. ..	..	22	..	..	22
Herewini Hiriaki and another	..	..	1	84	85
Murua Hori .. ..	..	17	..	..	17
Pakuwera Katu	1	19	..	..	20
Totals	2	70	3	140	215

SCHEDULE 1.
Labour Costs up to 31st March, 1933.

	Clearing and Grubbing.		Ploughing and Cultivating.		Fencing.		Buildings.	Cost.	Total.	Less Subsidies.	Net Total.
	Area.		Cost.		Length.	Cost.					
	Acres.	£ s. d.	Acres.	£ s. d.							
1. Wiri Taare	40	118 15 0	..	..	56	24 17 0	Cottage, £20; and milking-shed, £10	30 0 0	173 12 0	42 17 4	£ s. d. 130 14 8
2. Wetini Hotu	30	30 0 0	..	..	..	..	..	..	30 0 0	10 0 0	20 0 0
3. Whare Hotu	12	12 5 0	..	..	..	..	..	..	12 5 0	..	12 5 0
4. Herewini Hiriaki and another	..	..	24	26 0 0	..	..	..	..	26 0 0	..	26 0 0
5. Murua Hori (no labour costs incurred)	..	..	..	..	..	..	..	..	..	..	..
6. Pakuwa Katu (no labour costs incurred)	..	..	..	..	..	..	..	..	..	..	..
Totals	82	161 0 0	24	26 0 0	56	24 17 0	..	30 0 0	241 17 0	52 17 4	188 19 8

SCHEDULE 2.

	1931-32 Costs.		1932-33 Costs.		Labour.	Live-stock and Material.	Add Interest.	Grand Total.	Less Unemployment Subsidies.	Less Cream and other Repayments.	Balance owing as at 31st March, 1933.
	Live-stock and Material.		Live-stock and Material.								
	Labour.	£ s. d.	Labour.	£ s. d.							
Wiri Taare	£ s. d. 60 0 0	£ s. d. 32 4 1	£ s. d. 113 12 0	£ s. d. 254 15 3	£ s. d. 173 12 0	£ s. d. 286 19 4	£ s. d. 17 13 3	£ s. d. 478 4 7	£ s. d. 42 17 4	£ s. d. 1 2 6	£ s. d. 434 4 9
Wetini Hotu .. .. .	..	2 3 6	30 0 0	47 5 4	30 0 0	49 8 10	2 19 4	82 8 2	10 0 0	..	72 8 2
Whare Hotu .. .. .	..	..	12 5 0	140 6 9	12 5 0	140 6 9	2 12 2	155 3 11	..	26 16 1	128 7 10
Herewini Hiriaki and another	..	..	26 0 0	50 19 10	26 0 0	50 19 10	12 8	77 12 6	..	..	77 12 6
Murua Hori .. .. .	..	27 6 0	..	129 2 6	..	129 2 6	18 3	130 0 9	..	..	130 0 9
Pakuwa Katu .. .. .	..	..	..	..	..	27 6 0	2 18 4	30 4 4	..	..	30 4 4
Stock on hand (grass-seed—autumn sowing)	..	..	..	117 9 11	..	117 9 11	..	..	..	..	117 9 11
Totals	60 0 0	61 13 7	181 17 0	739 19 7	241 17 0	801 13 2	27 14 0	1,071 4 2	52 17 4	27 18 7	990 8 3

TE KUITI BASE FARM. (See Plan 10, G.-10.)

(Report dated 18th July, 1933.)

No development work of any consequence has been carried out on the above base farm since it was taken over from the Waikato-Maniapoto District Maori Land Board.

The attached statement of expenditure and receipts gives a complete picture of the activities on the farm, and it remains for me to give details (approximate only) of areas in grass, fencing, &c.

Grass.—Except for small patches in bush and gorse and the area used as a turnip paddock the whole area is in grass—on old bush clearing very good, but not so good on fern hills. Mr. McLean, the manager, was of the opinion that the farm was understocked through the summer. I estimate the area in grass at 580 acres.

Fencing.—The farm is completely ring-fenced, and is subdivided into thirteen paddocks, and, generally speaking, the fences are in good repair.

Buildings.—One storage-shed (in good repair), one four-roomed whare (small rooms, and not suitable for married couple; needs renovating).

The milking-shed is delapidated, and the concreting is the only part of any value. The sheep-dip has been installed here, and a makeshift sheep-yard erected.

Live-stock.—(a) The stock on the farm as at 31st March, 1933, comprised:—

Ewes, four-tooth and full-mouth	..	..	..	..	237	18 missing.
Wethers, two-tooth and over	..	..	..	..	31	24 missing.
Lambs	..	..	..	..	54	
Rams	..	..	..	..	15	
Bulls	..	..	..	..	8	
Cows	..	..	..	..	2	
2-year heifers	..	..	..	..	85	
3-year heifers	..	..	..	..	1	
Horse (mare)	..	..	..	..	1	
					434	

(b) Depasturing on the base farm were also some "bulk" live-stock comprising:—

Bull	..	..	..	..	..	1
Yearling heifers (ex Manawatu)	..	..	..	..	..	72
						73

(c) The following stock were held on account of the Mahoenui Development Scheme:—

Ewes	8
------	----	----	----	----	----	----	---

Total live-stock, 515.

MAHOENUI DEVELOPMENT SCHEME. (See Plan 11, G.-10.)

(Report dated 18th July, 1933.)

In connection with the report asked for by the Under-Secretary in his memorandum N 1/9 of the 16th ultimo, I have to submit the following particulars:—

1. COMMENCEMENT OF DEVELOPMENT OPERATIONS.

Main Scheme.—Development work on this block commenced in September, 1930. The principal operations comprised manuka clearing, bushfelling, and fencing.

2. DEVELOPMENT WORK TO 31ST MARCH, 1933.

(a) *General.*—The schedule attached, prepared by the Auckland Office, sets out in detail the areas and chainages of clearing, fencing, draining, and track-making completed to the above date; and also the total labour costs incurred.

(b) *Buildings and Yards.*—The main building programme has been postponed, the only buildings built being the storage and mixing shed, and the slaughterhouse. Sheep-yards have been erected, and it is proposed to build a dip out of the current year's approved estimates.

There were already on the main scheme—(1) Dwellinghouse, (2) motor-garage, (3) three whares.

Under development the following buildings have been erected :—

	Cost of Material.	Labour.	Total.
	£ s. d.	£ s. d.	£ s. d.
Storage and mixing shed	146 19 11	19 10 0	166 9 11
Less subsidy .. .. .	..	1 10 0	1 10 0
		18 0 0	164 19 11
Slaughterhouse and yards, &c. .. .	30 7 0	10 16 0	41 3 0
Less subsidy .. .. .	..	3 12 0	3 12 0
		7 4 0	37 11 0
Net totals	177 6 11	25 4 0	202 10 11

Included in the labour cost is £3 net cost of painting, storage-shed.

	Cost of Material.	Labour.	Total.
	£ s. d.	£ s. d.	£ s. d.
Sheep-yards	58 13 4	20 0 0	78 13 4
Less subsidy .. .. .	..	6 13 4	6 13 4
Totals	58 13 4	13 6 8	72 0 0

(c) *Paddocks and Pastures.*—The fencing so far completed subdivides the area of 1,820 acres brought into the initial development operations into sixteen paddocks, with some additional fencing completed which requires 95 chains of new fencing to enclose a further area of 200 acres (the approved estimates for 1933-34 provides for this unfenced portion). These paddocks, with planimeter areas, are shown on the plan, and may be identified with the schedule below by reference to the Roman figures :—

Paddock.	Area.	Brief Description.
	Acres.	
I	62	Old grass reconditioned. Watered by stream.
II	8	In good grass. Watered by creek. Suitable holding-paddock.
III	51	In good grass. Has been well stocked, and is fairly clean. Creek.
IV	32	"
V	46	"
VI	211	In fair grass. This paddock requires subdividing and heavy stocking to check fern.
VII	70	By heavy stocking fern in this paddock has been checked and the pasture improved.
VIII	52	This paddock has been cropped twice with turnips.
IX	69	There is a patch of fern in this paddock which is being heavily stocked. The soil is light and the grass not as good as other parts.
X	20	In good grass.
XI	66	Some grass. Mostly used for cropping.
XII	16	In good grass.
XIII	119	In good grass. Requires subdividing to check fern.
XIV	232	In good grass except for an area of about 30 acres in manuka. This 30 acres was formerly part of Hansen's land.
XV	200	In good grass with some patches of young gorse. This area also requires subdividing.
XVI	200	In fair grass. Fern showing up.
XVII	230	Burnt and sown. Mr. McLean reports poor "take," and considers it advisable to plough, or disc and harrow, this area.

Units.—A separate report is being submitted with regard to Rongo Wetere, a unit on this scheme.

With regard to George Rauputu (on Mahoenui 1 Section 2B 2, 187 acres 0 roods 20 perches), Mr. Wright was unable to do much for this unit on account of a difference over an issue of some fencing-wire which was later returned to stock and used on the main scheme. Rauputu has in the meantime been working on the above land spasmodically, and not making much headway. The account which was opened for the issue of wire should be closed and the interest transferred to the Main Scheme Account.

Ragwort and other Noxious Weeds.—The Mahoenui and Otiao areas brought under development were last year kept well controlled, and the ragwort, in particular, was not as much in evidence as in former years.

Average Costs per Acre, &c.—It is estimated that the total area brought under the initial development operations is 1,800 acres, of which approximately 1,735 acres are in grass. The balance is made up of bush reserves and swampy creeks.

Based on the above figures, the average labour cost per acre for clearing and sowing works out at—

	£	s.	d.	
Bushfelling (634 $\frac{3}{4}$ acres)	1	1	6	per acre.
Manuka felling (1,101 acres)		19	11	per acre.
Sowing (1,735 acres)		1	11	per acre.
		2	3	4 per acre.
Less subsidy		4	2	per acre.
Net	1	19	2	per acre.

Fencing.—The 1,492 $\frac{1}{4}$ chains of fencing have been erected at an average cost per chain of:—

	£	s.	d.	£	s.	d.
Contract wages	654	10	6			
Bristowe Bros—Wages	117	0	0			
				771	10	6
Average cost per chain					10	4
Less subsidy					2	10
Net					7	6

The Bristowe Bros.' work and supervision of the 1932-33 fencing programme expedited the work considerably, and the quality of it has set a high standard.

Clearing Fence-lines and packing Fencing-material.—This item is rather high. This has been due to the work being done during the winter months, and in fixing contract prices allowance had to be made for horse-feed in the more recent contracts. The nature of the country also precluded any less expensive means of transport.

The above work averages out at 6s. per chain, less subsidy, 1s. 2d. : net, 4s. 10d.

Live-stock Return.

Ewes, four-tooth to full-mouth	1,520	
Wethers	1,243	50 missing.
Rams	36	
2-year heifers (run)	126	51 missing.
3-year steers	253	10 missing.
	3,178	111 missing.

Labour Costs.

	1930-31.			1931-32.			1932-33.			Area, Length, or Number.	Totals.			Subsidies.			Net Total Cost.				
	Area.		Contracts.	Area, Length, or Number.		Wages.	Contracts.		Area, Length, or Number.		Wages.	Contracts.		Area, Length, or Number.		Wages.		Contracts.			
	£	s. d.	£	s. d.	£	s. d.	£	s. d.	£		s. d.	£	s. d.	£	s. d.	£		s. d.	£	s. d.	
1. Bushfelling	89	3 0	109	18 11	545 ac.	..	572	12 6	..	..	..	682	11 5	634 ac. 3 r.	..	131	0 1	..	..	551	11 4
2. Manuka-felling	281	0 0	281	0 0	820 ac.	..	814	16 0	..	..	..	1,095	16 0	1,101 ac.	..	186	3 4	..	..	909	12 8
3. Ploughing and cultivating (stumping in 1931-32 included)	34	0 0	42	10 0	15 ac.	105 ac.	39	15 0	..	106	0 0	188	5 0	154 ac.	..	27	15 0	..	..	160	10 0
4. Sowing and mixing seed	1,735 ac.	..	160	10 0	..	..	..	169	10 0	1,735 ac.	..	42	3 4	..	..	127	6 8
5. Top-dressing	500 ac.	..	144	0 0	..	..	..	294	0 0	1,000 ac.	..	40	10 0	..	..	253	10 0
6. (a) Fencing—Erecting	482½ ch.	..	234	8 0	..	..	..	654	10 6	1,492½ ch.	..	207	13 7	..	..	446	16 11
(b) Fencing material—Splitting, &c.	11,000 battens;	33,600 battens;	30	0 0	..	..	..	228	11 0	44,600 battens;	..	33	12 0	..	..	194	19 0
(c) Fencing—Clearing lines, packing and laying)	200 rails	650 rails	69	11 0	..	..	..	379	12 0	850 rails	..	85	19 0	..	..	363	4 0
(d) Fencing—Wages (Bristowe Bros.)	482½ ch.	1,009½ ch.	..	..	..	..	..	117	0 0	1,492½ ch.	..	..	..	..	..	117	0 0
(e) Gate-making	25 gates	37 gates	10	0 0	..	..	..	21	7 6	62 gates	..	10	9 2	..	..	20	18 4
7. Track-making (some subsequently used for fence-lines)	206 ch.	430 ch.	102	16 0	..	..	..	85	17 0	636 ch.	..	60	3 0	..	..	128	10 0
8. Draining	16 ch.	..	8	0 0	..	..	..	..	..	16 ch.	..	2	8 0	..	..	5	12 0
9. Haymaking	25 tons	..	25	0 0	..	..	..	..	..	25 tons	..	8	6 8	..	..	16	13 4
10. Buildings	25	16 0	..	..	..	..	..	..	..	3	12 0	..	..	22	4 0
11. Yards	20	0 0	..	..	..	..	..	..	..	6	13 4	..	..	13	6 8
12. Miscellaneous (see Summary)	74	5 0	..	..	..	113	3 0	..	..	39	19 4	..	..	189	18 2
13. Shearing	30	0 0	..	..	..	..	..	..	30	0 0
14. Wages— (a) Foreman	1,200 sheep	..	..	..	..	..	88	0 0	..	..	..	..	..	..	88	0 0
(b) Stockman	104	6 8	..	..	..	..	..	..	156	13 4
Totals	433	8 11	..	..	52	6 8	..	..	..	351	16 2	..	..	886	7 10	..	..	3,796	6 5
							2,381	9 6				1,463	13 0			4,682	14 3				

Summary Miscellaneous (Item No. 12).

	1931-32 Contracts.	1932-33.		Totals.	Subsidy.	Net Totals.
		Wages.	Contracts.			
	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.
(a) Cutting ragwort ..	39 15 0	..	10 0 0	49 15 0	13 5 0	36 10 0
(b) Painting shed ..	4 10 0	..	..	4 10 0	1 10 0	3 0 0
(c) Bonus (extra allowance for employces)	30 0 0	..	..	30 0 0	..	30 0 0
(d) Seventeen bridges, three culverts	..	..	78 0 0	78 0 0	19 10 0	58 10 0
(e) Clearing fire-breaks ..	..	..	4 6 0	4 6 0	1 8 8	2 17 4
(f) Burning bush ..	..	..	3 12 0	3 12 0	1 4 0	2 8 0
(g) Winter grazing (repairs to fence)	..	..	5 0 0	5 0 0	1 13 4	3 6 8
(h) Stacking manure, posts, &c.	..	..	4 5 0	4 5 0	1 8 4	2 16 8
(i) 300 tawa posts for tem- porary yards	..	..	6 0 0	6 0 0	..	6 0 0
(j) Measuring fence - lines (chainmen)	..	..	2 0 0	2 0 0	..	2 0 0
(k) Mustering, dagging, &c.	..	3 17 0	..	3 17 0	..	3 17 0
(l) Droving, &c. ..	..	38 12 6	..	38 12 6	..	38 12 6
	74 5 0	42 9 6	113 3 0	229 17 6	39 19 4	189 18 2
Less subsidies ..	..	..	..	39 19 4	..	..
				189 18 2		

UNIT: RONGO KINGI WETERE.

AREA, 188 acres 2 roods 10 perches.

Land: Mahoenui 2, Section 6.

Balance of Loan Account, 31st March, 1933: £290 15s. 10d.

Work Report.

1. Development—

- (a) Clearing 188 acres (old).
 (b) Ploughing 10 „ (cultivations).
 (c) Grassing 170 „ (old).
 (d) Fencing 270 chains, approximately (old fences repaired
 where necessary).
 (e) Drainage
 (f) Miscellaneous (top-dressed) .. 170 acres.

2. Manure and top-dressing—

- (a) Old pasture 170 acres.
 (b) New grass

3. Stock—

- (a) Cows 55
 (b) Heifer calves 6
 (c) Bulls 3
 (d) Sheep—
 Lambs 282
 Ewes 400
 Wethers 31
 (e) Horses

4. Buildings—

- Ten-roomed dwellinghouse (needs painting and some renovating).
 Four-cow plant milking-shed.
 Shearing-shed.
 Outbuildings, including motor-garage.

5. Particulars of security—

- (1) Charging Order under section 522 of the Native Land Act, 1931.
- (2) Bill of sale.
- (3) Order on 100 per cent. of cream cheques.

Remarks: This unit is also acting as foreman on the main scheme, and has to rely on other members of his family for the necessary labour on this section. The place was rapidly deteriorating, but has been brought up to almost full capacity with the top-dressing and additional expenditure made available by the Department. His account will include a large amount for settlement of various accounts.

WAIMIHA DEVELOPMENT SCHEME. (See Plan 12, G.—10.)

(Report dated 15th July, 1933.)

From time to time reports have been submitted dealing separately with various phases of the development work on the above scheme. The present report is intended to bring within as concise a form as possible as much information as is available of the extent of all development work completed and labour costs incurred up to 31st March, 1933, and much matter already covered by former reports will necessarily be included.

Appended to this report is a schedule (Schedule A), showing the amount of work done and labour costs under various headings. Further to the information given in the schedule, I have to add the following:—

COMMENCEMENT OF DEVELOPMENT WORK.

Work on this scheme commenced on the 26th May, 1930. The only evidence of occupation on the area (2,200 acres odd) brought within the scope of the initial development operations was—

1. Some poorly grassed paddocks on Section 1—Skid Wi—(subsequently reploughed, worked, and resown in permanent grasses).
2. (a) Some 40-odd chains of fencing on above Section 1.
(b) 60-odd chains on south-western boundaries of Sections 8 and 9.
(c) 40-odd chains on Section 33—in all, 140-odd chains of fencing.
3. (a) Cottage and shed on Section 1.
(b) Shanty on Section 33.
(c) Cottage and pataka—storehouse—on main scheme.

The balance of the land was in a virgin state, covered with a varying growth of manuka and monoao, with some fairly extensive areas of swamp (250 acres approximately).

For the period 25th May, 1930 (date of commencement) to 6th June, 1931, the employees were on a wage of 9s. per day. Subsequently all work was placed on a contract basis, with the exception of the foreman and truck-driver, who remained on wages, and also carpenters on 1932–33 buildings.

Buildings (Labour, £404 12s. 4d.).—The following buildings were erected:—

(1) 1930–31—(a) Combined cottage and storage-shed, 20 ft. by 50 ft., (b) combined tractor, truck, and smithy shed, 28 ft. by 28 ft.	£	s.	d.
	106	3	3
(2) 1931–32—Benzine-shed, 8 ft. by 10 ft.	3	0	0
(3) 1932–33—(a) Seven six-bail cow-sheds, 32 ft. by 16 ft., (b) four three-roomed cottages with lean-to, 40 ft. by 20 ft.	283	16	0

My apportionment of the 1932–33 buildings labour costs are as follows:—

(a) Seven cow-sheds (on wages and a £10 contract, and including shingle, £7 19s.)	£	s.	d.
(b) Cottages (including fares, £6 18s. 11d.)—	98	7	11

Section 18 (on wages)	£	s.	d.
Section 3 (on wages)	60	0	0
Section 2 (on contract)	46	13	9
Section 5 (on contract)	32	0	0
	32	0	0
	185	8	1

£283 16 0

These cottages are all of the same design and dimensions, but in addition to the variations in the cost of labour in building there were also variations in the cost of timber used. The differences in the cost of timber are to be explained by the imposition of sales tax on the later timber orders, and also on account of Mr. Pine ordering specified lengths in some cases. There were also variations in the quantities used. Why there should have been variations in the quantities was debated with the

builders at the time, but it is a subject on which they did not seem to agree, and was too technical for me to comprehend. According to the final costing worked out, the figures are as follows:—

	Labour.			Material and Cartage.			Total.		
	£	s.	d.	£	s.	d.	£	s.	d.
Section 18	60	14	1	126	9	0	187	3	1
Section 3	60	14	0	123	13	3	184	7	3
Section 2	32	0	0	122	12	1	154	12	1
Section 5	32	0	0	118	16	2	150	16	2
	<u>£185</u>	<u>8</u>	<u>1</u>	<u>£491</u>	<u>10</u>	<u>6</u>	<u>£676</u>	<u>18</u>	<u>7</u>

The cottages on Sections 18 and 3 were built on wages under Mr. Pine's supervision. The cottage on Section 2 was built by a Mr. Zander, and that on Section 5 by Tuheka—both on contract at £32 each.

As the result of last year's building programme, I will be in a better position to estimate building-costs, and also keep them at a low figure. Although the figures for the cottages on Sections 18 and 3 are high compared with the other two, I am of the opinion that full value was put into them. As a matter of fact, competent men have placed as high a value on the buildings as £240 each.

Milking Sheds and Yards.—All the sheds are three-cow plants (six bails), and are very substantially constructed. My costing on the sheds works out approximately at—

	Wages.	Material and Cartage.	Total.
Seven sheds	£98 7 11	£328 15 1	£427 3 0

which works out at approximately £61 0s. 5d. each. (See analysis under Item No. 7—Buildings).

Milkers (Six Men), £292 5s.—In addition to milking 172 cows, these men have been engaged in—

- (1) Haymaking :
- (2) Clearing drains (300 chains) :
- (3) Erecting subdivisional fences (80 chains) :
- (4) Erecting yards, concreting cow-sheds :
- (5) Erecting sheep-yards :
- (6) Water-supply.

My apportionment of the £292 5s. shown as "Milkers' wages" would be—	£	s.	d.
Milking	147	10	0
Concreting sheds, erecting yards	30	0	0
Haymaking	50	0	0
Clearing drains	20	0	0
Fencing	20	0	0
Erecting sheep-yards	4	15	0
Water-supply	20	0	0
	<u>£292</u>	<u>5</u>	<u>0</u>

The last four items refer to five men only, as Skid Wi was engaged on his own section after the sheds were built, and in between milking and haymaking.

Pastures (1,500 acres approximately).—The above area, which I estimate is now in grass, has been brought in at an average labour cost of £1 12s. 8d. per acre, as follows:—

	£	s.	d.
1,665 acres scrub-cutting	1,198	2	3
1,500 acres ploughing, &c.	1,299	17	3
1,500 acres sowing	176	1	9
	<u>2,674</u>	<u>1</u>	<u>3</u>
Less cost of benzine refunded	266	15	9
	<u>2,407</u>	<u>5</u>	<u>6</u>
Add cost of ploughing, &c., on Section 30—not yet paid for..	40	0	0
	<u>£2,447</u>	<u>5</u>	<u>6</u>

The foregoing figures do not allow for the unemployment subsidies which amount to £313 17s. 4d. in respect of the above work, and which reduces the average cost per acre on 1,500 acres by approximately 4s. 2d. per acre to £1 8s. 6d. per acre.

Subdivisions.—Based on a plan prepared by Mr. Mitchell—with variations as required by the Hon. the Native Minister—I have made a compass survey and subdivided the 2,200-odd acres on which development work is now being concentrated into twenty-five sections, and a settlement reserve of 11 acres. Various areas aggregating about 40 acres are also tentatively set aside as plantation reserves.

For easy reference I have prepared a schedule showing the sections with brief descriptions of each—Schedule B.

General.—The men on this scheme worked exceedingly well during last year, and, except for the building programme, were able to complete the full programme. There has been a continued improvement in the health of the community on the scheme, and during last year very little time was lost through sickness.

LABOUR COSTS TO 31ST MARCH, 1933.

	1930-31.		1931-32.		1932-33.		Total.		Less Unemployment Subsidies.		Less Benzine Refunds.		Total.	Net Total.
	£	s. d.	£	s. d.	£	s. d.	£	s. d.	£	s. d.	£	s. d.		
Scrub-cutting	500 ac.	321 19 0	1,025 ac.	788 13 3	140 ac.	87 10 0	1,198 2 3	90 0 0	1,665 ac.	1,108 2 3			1,665 ac.	1,108 2 3
Stumping	500 ac.	126 2 3	650 ac.	1 16 0	..	..	127 18 3	..	..	127 18 3			..	127 18 3
Ploughing and cultivating	500 ac.	181 4 0	..	705 0 0	350 ac.	285 15 0	1,171 19 0	205 5 9	1,500 ac.	699 17 6			1,500 ac.	699 17 6
Sowing	500 ac.	27 9 0	195 ac.	54 6 6	805 ac.	94 6 3	176 1 9	18 11 7	..	266 15 9			..	266 15 9
Top-dressing	500 ac.	7 13 0	400 ac.	49 8 0	1,124 ac.	36 3 3	93 4 3	7 4 5	2,064 ac.	157 10 2			2,064 ac.	157 10 2
Fencing	303½ ch.	146 10 3	224½ ch.	68 16 4	1,139 ch.	376 10 0	591 16 7	144 18 10	1,867 ch.	85 19 10			1,867 ch.	85 19 10
Building	..	93 13 6	..	42 0 9	..	268 18 1	404 12 4	1 0 0	..	446 17 9			..	446 17 9
Water-supply	62 ch.	14 3 6	..	..	120 ch.	..	14 3 6	..	..	403 12 4			..	403 12 4
Tree-planting	14,000	34 19 0	..	..	10,000	22 3 0	57 2 9	7 7 8	182 ch.	14 3 6			182 ch.	14 3 6
Draining	..	..	331 ch.	379 15 0	47 ch.	53 15 0	433 10 0	143 6 8	24,000	49 15 1			24,000	49 15 1
Roading	..	..	..	..	217 ch.	118 0 0	118 0 0	39 6 8	378 ch.	290 3 4			378 ch.	290 3 4
Haymaking	..	..	..	..	120 tons	49 7 0	49 7 0	..	217 ch.	78 13 4			217 ch.	78 13 4
Miscellaneous	..	..	..	..	..	212 7 3	388 13 9	39 19 4	120 tons	49 7 0			120 tons	49 7 0
Wages—	..	..	..	176 6 6	..	..	388 13 9	..	..	33 2 11			..	315 11 6
(a) Foreman	..	101 10 3	..	157 16 0	..	129 14 10	389 1 1	..	..	..			..	389 1 1
(b) Truck-driver	..	65 2 9	..	95 0 0	..	94 19 6	255 10 3	..	..	..			..	255 10 3
(c) Milkers (six)	..	..	..	..	..	292 5 0	292 5 0	..	175 cows	292 5 0			175 cows	292 5 0
	..	1,120 7 3	..	2,519 6 4	..	2,121 14 2	5,761 7 9	697 0 11	..	299 18 8			..	4,764 8 2
				Less unemployment subsidies			697 0 11							
				Refund on benzine			5,064 6 10							
							299 18 8							
							£4,764 8 2							

ITEM No. 14c.
Milking Operations.

				Equipment, Separators, &c.	Wages.	Cr. Cream Cheques, 100 per Cent.	Number of Cows Milking.
				£ s. d.	£ s. d.	£ s. d.	
Section	1 (Skid Wi—Unit)	..	..	30 18 9	53 1 8	61 15 0	34
..	2 (Foreman) J. D. Jones	..	..	22 15 11	..	..	..
..	3 T. P. Jones	..	..	25 7 9	39 19 2	45 2 8	27
..	5 W. N. Jones	..	..	24 6 5	39 19 2	38 15 4	25
..	7 T. Tapatahi	..	..	25 7 9	53 1 8	46 12 4	27
..	11 J. Ngarama	..	..	25 7 8	53 1 8	52 7 5	32
..	18 W. Kiu	..	..	25 8 10	53 1 8	62 11 0	27
Totals				179 13 1	292 5 5	307 3 9	172

Memo.—The milkers on Sections 3, 5, 7, 11, and 18, in addition to milking the 172 cows, also did other work as follows :—

						£ s. d.
1.	Milking	..	..	..	..	147 10 0
2.	Concreting sheds and erecting yards	..	..	..	..	30 0 0
3.	Haymaking	..	..	..	..	50 0 0
4.	Cleaning drains	..	..	..	..	20 0 0
5.	Fencing	..	..	..	..	20 0 0
6.	Erecting sheep-yards	..	..	..	..	4 15 0
7.	Water-supply	..	..	..	..	20 0 0
						<u>£292 5 0</u>
Sheep-yards—						£ s. d.
	Material	..	..	..	..	15 13 5
	Cartage	..	..	..	..	6 4
	Labour (see Milkers' wages)	..	..	..	..	4 15 0
Total						<u>£20 14 9</u>

ITEM No. 8.

Water-supply—						
(a) First installation (62 chains)—						
	Material	..	..	..	..	£ s. d.
	Labour	..	..	..	..	103 12 7
						<u>14 3 6</u>
						117 16 1
(b) Second installation (120 chains)—						
	Material	..	..	..	..	160 5 1
	Labour	..	..	..	..	20 0 0
						<u>180 5 1</u>
Total						<u>£298 1 2</u>

SCHEDULE B.

(NOTE.—The 1932-33 milking sections in heavy type.)

Section No.	Total Area.	Grassed.	Scrub, &c.	Swamp.	Remarks, Proposed Units, &c.
	Acres.	Acres.	Acres.	Acres.	
1	213	150	50	13	Skid Wi : 34 cows milked. Six paddocks ; four-roomed cottage (old) ; three-cow plant shed (new). Completely enclosed by fences and rivers, except boundary with Sections 5 and 6 through swamp.
2	92	50	7	35	J. D. Jones : Reserved for hay. Four paddocks ; three-roomed cottage (new) ; three-cow plant shed (new). Completely ring-fenced.
3	89	50	5	34	T. P. Jones : Twenty-six cows milked. Four paddocks ; three-roomed cottage (new) ; three-cow plant shed (new). Completely ring-fenced.

SCHEDULE B—continued.

Section No.	Total Area.	Grassed.	Scrub, &c.	Swamp.	Remarks, Proposed Units, &c.
	Acres.	Acres.	Acres.	Acres.	
4	86	76	..	10	Tione Inia : Reserved for hay. No subdivisional fencing. No buildings. Completely ring-fenced. The above unit is now employed on relief work at Te Koura on account of temporary shortage of work on scheme.
5	89	53	..	36	W. N. Jones : 24 cows milked. Two paddocks ; three-roomed cottage (new) ; three-cow plant shed (new). Completely ring-fenced except short length through swamp (recently drained).
6	92	70	..	22	Unallotted : Reserved for grazing. No buildings ; no subdivisional fences. Completely enclosed by fences and river except short length through swamp recently drained.
7	90	80	10	..	T. Tapatahi : 26 cows milked. Six paddocks ; three-cow plant shed (new). No cottage. Completely ring-fenced.
8	78	70	..	8	Pukawa Ngataua : Sown last spring. Southern boundary unfenced, balance river and fence. No buildings.
9	82	70	10	2	R. Matena : Sown last spring. Northern and eastern boundaries unfenced. No buildings.
10	82	60	20	2	J. Matena : 30-odd acres sown last spring. Only southern boundary fenced. No buildings.
11	76	76	..	..	Haeta Ngarama : 28 cows milked. Three paddocks ; three-cow plant shed (new). No cottage. Completely ring-fenced.
12	87	50	37	..	Jack Ngarama : Used for grazing. Western and road boundaries unfenced. No buildings.
13	81	65	16	..	M. Tapatahi : Used for grazing. Road and eastern boundaries unfenced. No buildings.
15	85	45	40	..	T. Pukawa : Eastern boundary unfenced. No buildings. Used for grazing.
16	75	75	..	..	T. Warena : Completely ring-fenced. No buildings. Used for hay and grazing.
18	79	70	9	..	W. Kiu : 26 cows milked. Three paddocks. Three-roomed cottage (new) ; three-cow plant shed (new). Completely ring-fenced.
19	79	40	30	9	Tamahou Morehu : Eastern and western boundaries unfenced. No buildings. Used for grazing. The above proposed unit is at present on relief work in Manawatu district pending advice as to advisability of coming through with family when ample work is offering on scheme.
20	76	60	10	6	H. Kereopa : Completely enclosed by fences and river. No buildings. Used for hay.
21	73	60	10	3	H. Stafford : Eastern and western boundaries unfenced. No buildings. Used for hay and grazing.
24	73	60	13	..	A. Rudolph : Eastern and western boundaries unfenced. No buildings. Used for hay.
29	73	60	13	..	A. te Pou : Western boundary unfenced. No buildings. Used for hay.
30	75	{ 20 40* }	15	..	W. te Rehu : 20 acres. New grass this autumn. No buildings. Completely ring-fenced.
31	75	..	70	5	Unallotted : Section 31, manuka cut ; and Section 32 untouched as at 31st March, 1933. No fences.
32	80	..	80	..	
33	90	40	50	..	J. Tepu : 40 acres sown and fenced. Road boundary of balance partly fenced (20 chains approximately). Old shanty.
Settlement :—					
..	11	10	1	..	Buildings : Store-shed and cottage combined. Implement-shed, smithy, truck, and tractor combined shed, pataka. Old cottage and canvas camp on this area.
	2,181	1,500	496	185	

* Swedes.

Approximate Cost of Paper.—Preparation, not given printing (550 copies), £21.

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