

WHAKATOHEA DEV. SCHEME.

SUBJECT: UNIT: LALA HAUNUI, ALIAS RATUHOEHOE
FORMERLY: TIPUNA HAUNUI.

HAUNUI.

Part:

RELATED FILES: See back of cover sheet

57-64

DEPARTMENT OF MAORI AFFAIRS

Folio	Referred to	Date	Cleared Initials	Folio	Referred to	Date	Cleared Initials
BV166.	Mr McGarvey	14-9-65	MM				
	Mrs McGarvey	17-9-65	MM				
BV172.	P. McGarvey	20-9-65	MM				
178.	AO Dev	27-9-65	MM				
178	Mr McGarvey	"	MM				
BV174	P. McGarvey	28-9-65	MM				
BV166+175	P. McGarvey	4-10-65	MM				
181	P. McGarvey	11-10-65	MM				
173	Dist. Sels	11-10-65	MM				
182.	AO Dev.	14-10-65	MM				
183.	Mr McGarvey	"	MM				
183.	L. edgers.	"	MM				
183	Mr Doyle	"	D.				
186	Mr Doyle	19-10-65	D				
mg.	P. McGarvey	19-10-65	MM				
	P. McGarvey	22-10-65	MM				
188	P. McGarvey	28-10-65	MM				
183	L. edgers	2-11-65	MM				
190	P. McGarvey	8-11-65	MM				
BV191	P. McGarvey	7-3-66	MM				
191	Mrs Scott	"	op.				
191	Rev. McGarvey	8-3-66	MM				

TYPISTS: New Cover Sheet—Return to RECORDS

6231

40,000/12/63-79972 W

Reference

Title

RELATED FILES

SUBJECT: WHAKATOHEA DEV. SCHEME:

UNIT; LALA HAUNUI, ALIAS RATUHOEHOE

PREVIOUS PAPERS:

FORMERLY: TIPUNA HAUNUI.

SUBSEQUENT PAPERS:

HAUNUI. (12/8929)

Pts. see Pt. closed.

DEPARTMENT OF MAORI AFFAIRS

Re. 1704/4

Folio	Referred to	Date	Cleared Initials	Folio	Referred to	Date	Cleared Initials
86.	Mr. Beall.	12. 5. 64.		B4 121	Mr. M'Garvey	22-3-65	
89	P. Mc Garvey	28. 5. 64		126	Mrs Scott	25-3-65	
90	A.O. Dev.	23. 6. 64		127-128	Mr M'Garvey	29-3-65	
90	Mr. M'Garvey			126	Mr. M'Garvey	30-3-65	
91.	Mr Doyle.	23. 6. 64.		B4 125	Mr M'Garvey	2-4-65	
91	Mr M'Garvey	23-6-64		132	Mr M'Garvey	4/5/65	
92	Mr M'Garvey	1-7-64		133	Mr M'Garvey	19/5/65	
B4	A/O Lee	10-7-64		134	A/O Lee	25/5/65	
97	Mr Lolkie	23. 7. 64		134	Mr M'Garvey	25/5/65	
97	M'Garvey			140	Dist Sols	25-5-65	
97	Mr Phillips	27-7-64			M'Garvey		
98	Mr M'Garvey	29-7-64		B4 130	Mr M'Garvey	1-6-65	
97	Mr. M'Garvey	10-9-64		140	WOSU	2-6-65	
102	Mr M'Garvey	21/9/64		B4 141	Mr M'Garvey	3-6-65	
B4	A/O Lee	24. 9. 64.		144	Mr M'Garvey	4-6-65	
104	Mr Doyle	24. 9. 64		B4 141	Mr M'Garvey	11-6-65	
105/106	Mr M'Garvey	30/9/64		145	Mr Patrick	21-6-65	
108	Mr M'Garvey	12/10/64		147	Mr Beall	29-6-65	
B4 101	Mr M'Garvey	14/10/64		154	A/O Dev.	1-7-65	
109	Mr M'Garvey	16/10/64		155	Mr M'Garvey	2-7-65	
110	Mr Doyle	19. 10. 64		158	Mr M'Garvey	12-7-65	
110.	Mr M'Garvey	20-10-64		160	A/O Dev.	28-7-65	
110	Mr M'Garvey	22-10-64		160	Mr M'Garvey	29-7-65	
114	A/O Lee	10-11-64		162/63	Mr M'Garvey	3-8-65	
116.	Mr M'Garvey	13. 11. 64		167.	Mr. M'Garvey	6-8-65	
B4 113	Mr M'Garvey	24/11/64		B4 166.	Mr M'Garvey	24-8-65	
B4 113/116	Mr M'Garvey	10/12/64		169	J.F.S.	26-8-65	
118	P. Mc Garvey	18. 12. 64		169	Mr M'Garvey	26-8-65	
119	P. Mc Garvey	22. 12. 64		170	Dist Sols	"	
B4 120	Mr M'Garvey	15/1/65		171	Mr P. Mc Garvey	27/9/65	
120	Miss Collett	15. 2. 65		171.	Ledgers		
B4 117	Mr M'Garvey	16-2-65			G.A. Clithen	2-9-65	
120	Mr. M'Garvey	17. 2. 65			Mr M'Garvey	3-9-65	
123	Mr M'Garvey	9-3-65		TYPISTS: New Cover Sheet.			
126	A/O Lee	11/3/65		173	Dist Sols	6-9-65	
26	Mr. M'Garvey	11/3/65		173	Mr P. Mc Garvey	6-9-65	

ALL IMPORTANT PAPERS

TO BE KEPT ABOVE

THIS SHEET.

M.A. 6231

Ch. W. Assen

M.A. 6231.

5

EN. D. 692.

SUBJECT: WHAKATOHEA DEV. SCHEME.

UNIT: LALA HAUNUI ALIAS RATUHOEHOE

FORMERLY: TIPUNA HAUNUI HAUNUI.

PREVIOUS PAPERS:

SUBSEQUENT PAPERS:

PT. 2 SEE PT. 1 CLOSED.

(12/8929)

DEPARTMENT OF MAORI AFFAIRS

M.A.—125

Folio	Referred to	Date	Cleared Initials	Folio	Referred to	Date	Cleared Initials
39	Mr Hansen	9. 4. 59	A.	67	Mr. Hoffatt	15. 8. 62	J
Bump	Mr Lammie	28. 8. 59	J	Bump	Mr Douglas	10. 9. 62	J
43	Mr Lammie	25. 9. 59	J	67	Mr. Stewart	24. 9. 62	Phd
Bump	Mr Lammie	29. 1. 60	J	66	Mr. Lunn	24. 9. 62	J
44	Mr Bull	30. 3. 60	J	70	Mr. Stewart	24. 9. 62	Phd
46	Mr Lammie	30. 3. 60	J	70	Mr Douglas		J
48	Mr Bull	22. 9. 60	J	66	A. O. Dev.	18. 10. 62	J
48	Mr Lenny	23. 9. 60	J	66	Mr Douglas	"	J
Bump	Mr Lenny	11. 10. 60	J	72	Mr L. Gaway	10. 1. 63	J
49	Mr P. Japsell	13. 10. 60	J	43	Mr Clark	8. 3. 63	J
Bump	Mr Lenny	11. 1. 61	J	73	Mr. Broad	18. 3. 63	J
Bump	Mr Lenny	1. 3. 61	J	73	Mr. Lammie	19. 3. 63	J
51	Mr Bull	21. 4. 61	J	73	TV A.S.	19. 3. 63	J
51	Mr Lenny	24. 4. 61	J	B/46	A. Douglas	22. 4. 63	J
Bump	Mr Lammie	27. 4. 61	J	B/46	P. McGarvey	22. 4. 63	J
55	Mr Lenny	19. 12. 61	J	76	Mr L. Gaway	10-7. 63	J
56	A.O. Dev.	6. 2. 62	J	76	A.O. Dev.	15-7-63.	J
56	Dev. Office	8. 2. 62	J	76	TV A.S.	16. 7. 63	J
56	Mr Lenny	9. 2. 62	J	79	Dev. Office	23-8-63	J
56	Dist. Solicitor	9. 2. 62	J	80	A.O. Dev.	20 9 63	J
56	Mr. J. C. C.	9. 2. 62	J	81	Mr. McGarvey	2. 10. 63	J
56	MR. L. MAHER	15. 2. 62	J	83	Ledgers	12. 11. 63	J
58	Deeds Custodian	16. 2. 62	J	83	Dev. Office	12. 11. 63	J
60	Mr. Baker	21. 2. 62	J	84	Mr. de G. Gaway	13. 11. 63	J
61	Mr Lenny	28. 2. 62	J	84	Ledgers	14. 11. 63	J
64	Mr Lenny	9. 3. 62	J	84	Mr McGarvey	20. 11. 63	J
64	Dev. Office	9. 3. 62	J	Bump 82	Mr L. Gaway	16. 12. 63	J
B/451	Mr. Hoffatt	27. 4. 62	J	85	Mr. McGarvey	27. 2. 64	J
B/451	Mr. Moffat	30. 4. 62	J	85	Mr Bull	27. 2. 64	J
60	Mr. Moffat	30. 4. 62	J	85	Mr. J. C. C.	5-3-64	J
66	Dev. Office	18. 6. 62	J				
66	Mr L. Lunn	20. 6. 62	J				
Bump	Mr Hoffatt	25. 6. 62	J				
67	Mr Lunn	6. 7. 62	J				
66	Mr. Douglas	23. 7. 62	J				
67	Mr. Douglas	23. 7. 62	J				

TYPISTS: New Cover Sheet.

SEE OVER

1300-72

40,000/7/65-6539 W

Reference

Title

RELATED FILES

MINUTE SHEET

Department:

Subject:

File No.

Date:

To—

Records
The E.O. has ruled this file
obsolete.

Accordingly, would you please
arrange its closure immediately

[Signature]
3/10/73

21 April 1967

Messrs Bunkall Clay & Co,
Barristers & Solicitors,
P.O. Box 21,
OPOTIKI.

Attention: Mr Harvey

Dear Sirs,

DANIEL JAMES McCORMICK


Your letter of 11 April refers. At present Mr McCormick is not the confirmed lessee of Lots 138 139 and 474 Parish of Waiotahi. Although the lessee, Lala Haunui, has executed a Memorandum of Transfer of the Lease to Mr McCormick this has not been confirmed as yet by the Board of Maori Affairs.

Mr McCormick will need considerable finance to make a success of farming these lands and he was told by the Waiariki District Maori Land Committee, a sub-committee of the Board of Maori Affairs that it did not seem to be in his interests to consider full time dairy farming on these lands which are barely economic. In addition if finance from the Board of Maori Affairs was required then possibly a new lease would be necessary.

An inspection of the farm area is to be made shortly by our inspecting Field Supervisor and on receipt of his report we will submit the matter to the Board for consideration. If finance from the Board is not possible and Mr McCormick still considers he wants to lease these lands then we will apply to the Board to consent to the transfer of the lease to Mr McCormick and at the same time obtain the consent of the Board to the mortgage.

It is pointed out that there are breaches of lease covenants at present and any consent to the transfer will be subject to Mr McCormick entering into a Deed of Covenant with the Board to remedy the existing breaches within a reasonable period.

Yours faithfully,


(O.J. Thomas)
for District Officer

BUNKALL CLAY & CO.
BARRISTERS & SOLICITORS

247
3,
P.O. BOX 21

1300/72.
TELEPHONE 248 & 249

J. F. D. PATTERSON, LL.B.
B. R. HARVEY, LL.B.

IF CALLING OR TELEPHONING
PLEASE ASK FOR
Mr Harvey

Opotiki, N.Z.

11th April, 1967.



The District Officer,
Maori Affairs Department,
Private Bag,
ROTORUA.

Dear Sir,

re: Daniel James McCormack

We understand the abovenamed has a lease granted to him under Part 24 by the Board of Maori Affairs. Mr. McCormack proposes to mortgage this lease as collateral security for a loan of £1,000. made to him by Leonard Puia Gordon to enable him to purchase a tractor. The loan bears interest at 8% payable half-yearly and is for a period of 2 years. Mr. McCormack has the right to repay £100. or multiples at any time without notice and interest ceases on such sums so repaid as from the date of payment thereof. Would you please advise us if the Board of Maori Affairs is prepared to consent to this mortgage. The mortgage of the lease will be collateral with the mortgage of two life policies and a chattel security governs over a tractor, motor car and Belcher drain cleaner.

Yours faithfully,
BUNKALL CLAY & CO.

per: 

JEC

A/O

WAIARIKI DISTRICT MAORI LAND COMMITTEE

The undermentioned has applied for financial assistance for farming:

1. Full name (including aliases) Daniel James McCormick
2. Degree of Maori Blood: Full
3. Address: R.D. 3, Kutarere
4. Age: 38 years
5. Marital Status: Married
6. Full name of wife: Polly McCormick (nee Patrick)
7. Degree of Maori Blood: Full *age 32*
8. Sex and ages of children:

Pella
et Ruatohu

<u>Age</u>	<u>Sex</u>
19 years	Female
17 "	"
15 "	Male
12 "	"
10 "	"
8 "	"
5 "	"
3 "	"

9. Details of applicants education: Attended primary school only (Waiotahi).

10. Full details of farming experience.

3 years as farm hand on father's farm
 3 years as farm hand on Keith Rowe's farm at Waiotahi
 6 years sharemilking on H.Toone's farm at Waiotahi
 2 years farming present farm and employed as dragline operator.

<u>Employer</u>	<u>Address</u>	<u>Period</u>	<u>Type of Work</u>
J. McCormick <i>Father</i>	Waiotahi	3 years	Farm Hand
Beacon Co.	Opotiki	2 years	Boilerman
<i>120 mus</i> Keith Rowe <i>for 2 work</i>	Waiotahi	3 years	Farm Hand
H. Toone	Waiotahi	6 years	Sharemilking
Sullivans	Whakatane	1 year	Building
Opotiki Dairy Co.	Opotiki	3 years	Tanker Driver
Self employed on present farm and Waiotahi Dragline		2 years	Farming & Dragline

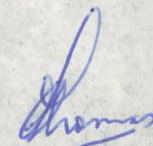
<u>Liabilities</u>	<u>Assets</u>
Wright Stephenson Ltd. £1100	Cash Nil
	Motor Vehicle £600 <i>1958 Model</i>
	Furniture 250 <i>6000</i>
	Stock 1340
	Implements 455
	Insurance 35
	Land Interests 1300
	(approx.)

13. McCormick at present has a sublease from the lessee, Lala Haunui over Lots 138, 139 and 474 Parish of Waiotahi of 111 acres. Haunui has now signed a memorandum of transfer of the lease to McCormick. The lease is for 21 years from 1/10/48 with right of renewal for 21 years. Rent for 1st term is £16.10.0 per annum. There is no provision for compensation.

MA 6231

No details of any consideration payable by McCormick to the lessee are known. McCormick was paying £150 per annum to Haunui under the sublease.

14. McCormick is running approximately 400 sheep on the property at present, but desires to set up as a dairy farmer and has applied for finance to set himself up. The Field Supervisor at Opotiki has estimated that approximately £6500 will be necessary for improvements and stock.
15. The District Field Supervisor inspected the property recently and commented:
 - "a) The farm at present is in a run down condition with a considerable reversion to fern and although he is running a number of ewes (approximately 400) the condition of the pastures is not suitable for sheep grazing. About half the area is reasonably clean but the balance area would require heavy concentrations of cattle to clean it up.
 - (b) Unless controlled, blackberry and to a lesser degree, gorse, could be a problem and there is no doubt that if the sheep are disposed of ragwort would also be a problem.
 - (c) Of the total amount of capital money required provision has been made for extra manure only for pasture improvement and I consider it would be essential to cultivate and sow down at least 20 acres before milking commences and the annual programme should provide for say 10 acres of new grass.
 - (d) In my opinion, this is a difficult proposition and a great deal would depend on the personal ability of McCormick."
16. The consent of the Board to the lease transfer has not yet been sought and it is felt that it may not be in McCormick's interests to take on this lease. As there is no provision for compensation under the lease it is debatable whether the Board would consider lending McCormick the finance he requires on the security of a capital value lease. Again the property has reverted and McCormick will be starting off with breaches which will have to be remedied. It seems it may be in McCormick's interests to try and get the owners to agree to a new lease with compensation. However, if this is proceeded with, McCormick would have to pay the value of the existing improvements to the owners and would then require an advance of approximately £10,500.
17. In the circumstances before too much preliminary work is undertaken it is felt McCormick should appear before the Committee for interview and grading.
18. McCormick appears for grading.


(O.J. Thomas)
for District Officer

Committees Decision

Deferred pending inspection visit by D.M.L.C. on 17 January 1967. Deferred pending visit by Field Director when next in this district if he considers it necessary. Meantime McCormick to go on list of those suitable for settlement when a farm becomes available.

DATE STAMP

A230 15 OPOTIKI 4 58P =

MAORI AFFAIRS DEPARTMENT

ROTORUA =

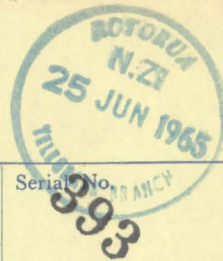
DEPT. OF MAORI AFFAIRS
ARAWA ST. (DELIVER)
PRIVATE BAG ROTORUA.

146
MAORIFAIRS

D. DELIVER

N. 32 BOK

40 08 M



Serial No. BRANCH

Checked

Rec'd
By

Slip

INLAND



TELEGRAM

Tel. 142 155,000 pds/9/63—75877 M

Dept. of Maori Affairs
25 JUN 1965
RC

ADVISE URGENTLY DECISION ON HAUNUI SUBLEASE MA 6231 =

POTTS AND HODGSON +

Ad. Dev.

~~COL SUBLEASE MA 6231 +~~

145

POTTS & HODGSON

SOLICITORS

James Thomas Hodgson

M.F. Smith.

KING STREET,

OPOTIKI,

NEW ZEALAND

16th June, 1965.

P.O. BOX 18

TELEPHONE 375

Dept. of Maori Affairs

RECORDS

18 JUN 1965

CLERK

ROTORUA

The District Officer,
Department of Maori Affairs,
Private Bag,
ROTORUA.

Dear Sir,

re: Lala Haunui MA 6231.

Would you kindly advise us urgently of the position concerning the proposed sub-lease of the land from the above-named to Mr. McCormack. The proposed sub-lessee is anxious to take possession of the property and had originally intended to commence farming on the land as at the first of June. Your early attention would therefore be appreciated.

Yours faithfully,
POTTS & HODGSON.

per: *Smith*

NFS:RL.

Mr Patrick

Mr. McFarney

I cannot approve your draft submission in its present form. The draft shows a lack of care in preparation and I do think when a paper comes to me for approval it should at least be 90% correct.

- ① The proposal is to sub lease yet your recommendation is to transfer - Please strengthen this out.
- ② Are there any breaches of covenant at present - Does lease provided for sub lessee to covenant to comply with head lease? If so then a special condition should be put in the paper and mention made of the state of condition
- ③ In cases such as this I would like to see the lease with the paper.
- ④ Have a look at Wakin Katene for a precedent to see H/O a Board requirements

J. 4/6/65

Dpt. of Maori Affairs
RECORDS
- 2 JUN 1965
R...

143
Opoliki
28-5-65

District Office
Rotorua

Kala Heunui

MA 6231

(1) Herewith 303 forms completed as requested.

C. Sorensen
SFS

Mr Mac Farlane

PHYSICAL DESCRIPTION

Access	4 miles off Opoho, Tamarua Highway. good metal tracks.
Shelter	Contour, sufficient.
Reversion	Some 40acs reverting to fern and black berry.
Noxious weeds	Ragwort and blackberry. Intensive infestation. Has not been controlled.
Pests	
Erosion	
Power	Power installed to house and cowshed
Water supply	Spring and gravitated to house - cowshed and four paddocks
Rainfall	65" to 70"
Altitude	20' to 150'
Soil type	clay resting on pumaceous formation.
Pedological survey	
Aspect	North East with a general lie to the sun.

CONTOUR	acres	UTILISATION	acres	DEVELOPMENT	acres
Wheel tractor	10	Good pasture	-	Developed	112
Crawler	60	Fair pasture	60	Undeveloped	-
Too steep	52	Runout	40	Unsuitable	-
		Natural	12		
		Other			
Total	112	Total	112	Total	112.

BRIEF COMMENT ON PROPERTY

(Incl. conditions of buildings) Lots 138, 139 and 474 form a peculiar shaped farm and consequently occupier also has lot 317 and 316, but these two blocks have not been included in valuation and report. The buildings are situated on the North East corner of 474. The farm has been neglected and at present the whole area is in long rank paspalum dying off with recent frosts. Although fern is scattered it does cover some 40acs and other areas are showing signs of going back to fern. Ragwort and blackberry prolific and will be a serious problem and will need substantial finance to clear. Although most of the fencing is fair it is now at a stage where maintenance is needed. The dwelling is fair on concrete continuous foundations. Will need painting this summer. The cowshed is good but ^{as is} has not been in use for the past two seasons the rails are deteriorating. A farm that needs a lot of work and money to bring up to potential, to fact at present it is only suitable as a grazing proposition.

C. Bourne

PMcG. SPB

141

MA 6231

25 May 1965

Govt.

MAORI AFFAIRS
OPOTIKI

MA 6231 LALA HAUNUI OURS OF 27 APRIL FORWARD URGENTLY FORMS 303'S


MAORIFAIRS

b/np
7/3/6.

P. McGarvey
Dept. Maori Affairs
Rotorua.

The Field Supervisor,
Department of Maori Affairs,
OPOTIKI.

In confirmation of the above telegram.


(P. McGarvey)
for District Officer

Dist Act

Mean certify Para 9 of 1-137.

M
25/5

ROSev

To approve draft paper hereunder
mean.

M 25/5.

DEVELOPMENT SUBMISSION - FARMS

Rotorua District

FARMER: Surname: *Hannui*
 Christian Names: *Lala*
 Degree of Maori descent: *Full*
 Children: Males aged *4*
 Females aged *6*
 Age: *54*
 Name of outgoing farmer: *NA*

H.O. Ref. *15/3/685*
 D.O. Ref. *MA 6231*

Grant of lease and first advance
 Grant of further advance
 Surrender or transfer of lease
 Payment of Equity

1 PROPOSAL

To consent to a sub-lease of Lots 138, 139 & 474 Parish of Waiohiki

Approval to Sub-lease

Part XXIV Gazette Ref. No. *133* Page *2990*
 Date *26/10/39*

2 PERSONAL ELEMENT (Page 8 to be completed in appropriate cases)

Lala Hannui is a good worker but because of ill health he is unable to carry on farming.

Present Tenure: *Lease*
 Proposed Tenure: *Sub-lease*

Present Area: *121*
 To be added: *-*
 TOTAL *121*

3 BRIEF COMMENT ON PROPERTY AND LOCATION *The property in a neglected state and should be dumped as soon as possible to prevent reversion. Situated 12 miles north of Opotiki Township.*

Present Grass: *75*
 When Dev. completed: *36*
 TOTAL *111*

4 DEBT		5 PRODUCTION						
As At	C/A	Total	Year	lbs.fat	per cow	per acre	lbs wool	other
<i>31.3.62</i>	<i>22 lbs.</i>	<i>22 lbs.</i>	<i>1962</i>	<i>8214</i>	<i>216</i>	<i>74</i>		
<i>31.3.63</i>	<i>23 lbs.</i>	<i>23 lbs.</i>	<i>1963</i>	<i>6562</i>	<i>187</i>	<i>60</i>		
<i>31.3.64</i>	<i>26 lbs.</i>	<i>26 lbs.</i>	<i>1964</i>	<i>3869</i>	<i>128</i>	<i>52</i>		
<i>31.3.65</i>	<i>13 lbs.</i>	<i>13 lbs.</i>	<i>1965</i>	<i>No</i>	<i>Production</i>			

6 ECONOMICS AND SPECIAL FEATURES OF PROPOSITION

(a) *Lala Hannui has a Part XXIV lease of Lots 138, 139 & 474 Parish of Waiohiki for a term of 21 years from 1/10/48 at £16.10.0 per annum. There is a right of renewal for 21 years.*

(b) *Hannui has been in ill health for some time and is unable to carry on farming. He now wishes to sub-let his property to Daniel Mc Connack, a Maori, who is prepared to pay £150.0.0 rent per annum for the first term and 5% of the capital value for the renewal term. The Field Supervisor advises that Mc Connack is suitable to take this type of Maori and is apparently a good farmer.*

(c) *Because of his health Hannui has disposed of his stock and chattels, and the farm*

has been vacant for the last ~~few~~^{to six} months, and consequently it is beginning to have a run-down appearance, and the quicker it is occupied by some-one then the possibilities of complete reversion will be avoided. ~~Branch~~ recommends the sub-lease of the property to Mr. Conmack, a ~~man~~ is recommended.

- (d) The only breaches under the lease are the reversion of some of the back paddocks to fern and the presence of ragwort, and blackberry. The house, roads and fences are in fair order but at this stage requires maintenance. It is proposed to get the sub-lease to execute a deed of covenant requiring ^{him} to commence remedying these breaches as soon as possible.

7 SECURITY DOCUMENTS HELD:

LEASE					MORTGAGE			
TYPE	TERM	RENTAL	% COMP.	R/RENEWAL	AMOUNT	INTEREST	TERM	B/SALE
Dist 24 Lease	21yrs from 1/12/48	£16.10.0 Nil		21yrs			NA	

ASSIGNMENTS

8 ATTACHMENTS

- X 303 (Page 3)
- X 303 (Page 4)

9 Accounting data checked

Dist. Accountant 26:5:65

Approved for Submission

District Officer : : Secretary : :

10. SUBMITTED TO:

- District Maori Land Committee
- Board of Maori Affairs
- Executive Committee
- Maori Rehab Finance Committee

11 RECOMMENDATIONS:

- (a) That the Board consent under Section 359 of the Maori Affairs Act 1953 to the ^{sublease} ~~transfer~~ of the ~~lease~~ land known as Lot 138 139 & 47H Parish of Waiohaki from ~~the lessee~~ ~~the lessee~~ to Daniel Mc Cormack (a Maori) from and including 1 June 1965.
- (b) That the Board's consent to the sub lease be subject to the sub lessee entering into a Deed of Covenant with the Board to comply with the covenants of the lease here and that such deed contain a clause requiring him to carry out a programme of work which will effectively remedy existing breaches within a reasonable time agreed between the sublessee and the District Field Supervisor.

: :
Secretary to the Treasury
: :
Director-General of Lands
: :
Dir.Gn. Agric/Dir.Rehab.
: :
Mem. Rehab. Bd/Chairman of DMLC
: :
Valuer General
: :
Secretary for Maori Affairs

12 DECISION

Remarks

- Approved
- Declined
- Deferred

	REPORT ON PROPERTY	AREA:	ACRES
Location:	12 North of Opoliki Township and is 4 miles off the Opoliki-Tanetua main highway. is	Miles from:	P.O. 4 Dairy Factory 12 Railway 20 Saleyards 12 School 4
Access	Good metalled road.		
Soil Type & Fertiliser Requirements	Approximately 2 delay resting on pumaceous formation		
General Description	Typist Please type details from last para of F-142 to here.		

CONTOUR	Acres	UTILISATION	Acres	DEVELOPMENT	Acres
Wheel Tractor	10	Good Pasture	-	Developed	112
Crawler	60	Fair Pasture	60	Undeveloped	-
Too Steep	52	Runout	40	Unsuitable	-
		Natural	-		
		Other	12		
Total	112	Total	112	Total	112.

Altitude	20' - 150' ASL
Rainfall	65" - 70"
Water Supply	From spring and is gravitated to house and couched and from paddocks.
Drainage	Nil Counters sufficient
Shelter	Counters sufficient ^{erent}
Noxious Weeds and Pests	Ragwort and blackberry. Intensive infestation. Has not not been controlled
Reversion	Nil
Erosion	Nil
Power	Electricity installed to house and couched

Special Features

~~Alots 138-139-474 Parish of Warratah~~

135

VALUATION OF PROPERTY

of 13 acres
2 JUN 1965
ROTUNDA

(1) BUILDINGS	Condition	Utility Life	Materials used in construction		TOTAL
dwelling	Fair	20 years	wood iron concrete	1500	2150
cowshed	Fair	20 years	wood + concrete	450	
shed	Fair	10	wood + iron	200	
are the buildings adequate? No. needs haybarn pens etc					
(2) FENCES					
(a) Boundary	110 chains @ 1/3 per chain	1/2 stone	330	165	605
(b) Internal	180 fair to good sheet proof @ 1/2			360	
(c) Road	40 chains fair @ 1/2			80	
are the fences sufficient? For present farming yes.					
(3) PLANTATIONS	NIL				
(4) DRAINS	20 chains @ 1/1			20	20
(5) CLEARING, GRASSING	40 aces rough feed with fern and weeds @ 8 60 aces fair pasture with weeds @ 12 12 aces fern @ 1/4			320 720 60	1090
(6) ROADS, TRACKS, BRIDGES, CULVERTS	80 chains @ 1/10			40	40
(7) YARDS, DIPS, PIGGERIES	NIL				
(8) WATER SUPPLY	piping + 4 troughs			50	50
(9) ELECTRIC INSTALLATION	power installation			45	45
(10) OTHER IMPROVEMENTS	NIL				
VALUE of improvements				4000	4000
Unimproved value				735	735
CAPITAL Value				4735	4735

APPORTIONMENT OF VALUE TO EACH SECTION

Land Description	AREA	Govt. Valn of 30-11-58		Dept Valn @ 28-5-65			Est. Value on Com.		
		U.V.	Impts	U.V.	Impts	C.V.	U.V.	Impts	C.V.
lots 138	50								
139	50								
474	12 @ 30								
Lots 138, 139 & 474	112 @ 30	735	3880	4545	735	4000	4735		
Parish of Warratah	112 @ 30								
TOTALS	112 @ 30	735	3880	4545	735	4000	4735		

L. Jensen

134

POTTS & HODGSON

SOLICITORS

James Thomas Hodgson
N.F. Smith.

KING STREET,
OPOTIKI,
NEW ZEALAND

20th May, 1965.

The District Officer,
Department of Maori Affairs,
Private Bag,
ROTORUA.

Dear Sir,

re: Lala Haunui. MA 6231.

Our client is concerned over the delay in receiving a decision of his application to sub lease the land from the above. Your co-operation in giving this matter your urgent attention would be appreciated.

Yours faithfully,
POTTS & HODGSON.

NFS:RL.

per: *[Signature]*



Mo
Mr. J. J. J. J.

Please have submission
attended urgency

25/5.

133

Dept. of Maori Affairs	
RECORDS	M.A.
17 MAY 1965	
CLERK	
ROTORUA	

From	OPOTIKI	To	ROTORUA
H.O. file:		D.O. file:	M.A. ⁶²³¹ 6231
S.O. file:			
Subject:	LALA HAUNUI		
Date:	12.5.65	Previous ref.: Ours	Yours
			Enclosures checked

1. In reply to yours of 27.4.65.
 2. Information requested under paragraph 1 is as follows :-
 - (a) Yes
 - (b) He has ten children, six females and four males. Their ages are 15, 17, 20, 21, 23, 24, 25, 26, 27, and 31 years.
 3. Mr Haunui is a very hard man to get hold of as he is on call for wharf work at the Chiwa Wharf.
- I will submit the information ^{as para. 2} as soon as possible.

T.C. Valler
 T.C. Valler
 FIELD SUPERVISOR

Mr McGowan

137

Dept. of Maori Affairs

RECORDED

M.A.

-4 MAY 1965

CLERK

ROTORUA

From OPOTIKI

To ROTORUA

H.O. file:

D.O. file:

M.A. 6231

S.O. file:

Subject: L. HAUNUI

Enclosures
checked

Date: 30.4.65

Previous ref.: Ours

Yours

1. Mr Haunui will be giving up farming and will work on the Chiwa Wharf.
- ✓ 2. The land is subject to Part XXIV and the insurance on the dwelling and cowshed should be kept in force.
- ✓ 3. With regard to the chattels, Haunui should be informed that as he is sub-leasing his property the insurance of the items of chattels should be his own responsibility.

Robert James

T. Valler

T. Valler
FIELD SUPERVISOR

131

PMCG:KEW

M. A. 6231

27 April, 1965.

Messrs Potts & Hodgson,
Solicitors,
P. O Box 18
OPOTIKI

Dear Sirs,

LALA HAUNUI.

With reference to your letter of the 19th of March,
the documents cannot be drawn until the approval of the
Board of Maori Affairs to the sub-lease is obtained.
I will advise you as soon as this is received.

13/4/65 17/5

Yours faithfully,

PM
(P. McGarvey)
for District Officer.

ROTORUA

OPOTIKI

MA 6231

LALA HAUNUI

27. 4. 65.

23. 3. 65.

1. To enable a submission to the Board of Maori Affairs to be done, to approve a sub-lease, please advise urgently:

- (a) If Haunui is a full Maori?
- (b) How many children has he, and their ages?

2. Please complete Forms 303E and 303 (page 4) and return them to me.

B/np 12/5.

PM

(P. McGarvey)
for District Officer.

129
PmcG: KEW

The Field Supervisor
Dept Maori Affairs,
OPOTIKI.

ROTORUA

M. A. 6231

L. HAUNUI

26. 4. 65.

1. As you are aware the abovenamed is asking for Board approval to sublet his farm. The insurances covered in the settler's name are as follows:

<u>Policy No. 4/ 58986.</u>	David Brown Tractor	516
<u>Policy No. 4/ 419084.</u>	Dwelling	£1180
	Implement Shed	200
	Cowshed	350
	Milking	180
	Plant & Equip.	
	Implement	50
	Shed contents	

2. Will you please advise if Haunui still requires insurance on his chattels. If not, then we will arrange cancellation.

Resident Officer,
Dept Maori Affairs,
WHAKATANE.

Pm
(P. McGarvey)
for District Officer.

B/up 18/5.

DISTRICT OFFICER,
MAORI AFFAIRS DEPARTMENT,
ROTORUA.

Dept. of Maori Affairs

Tauranga BRANCH

RECORDS

-1 APR 1965

20 APR 1965

19

CLERK

Dr. to STATE INSURANCE OFFICE

Due Date	Policy No.	File No.	Mortgagor	Situation	Premium		
					£	s	d
31.3.65	4/58986	<u>Unit</u> <u>6231</u>	L. Haunui	Tractor	£1	13	8

THIS SHOWS THE POSITION AT THE END OF LAST MONTH

Committed
INITIALS
ACCOUNTS
Please Pay
Z /

129

PmcG: KEW

The Field Supervisor
Dept Maori Affairs,
OPOTIKI.

ROTORUA

M. A. 6231

L. HAUNUI

26. 4. 65.

1. As you are aware the abovenamed is asking for Board approval to sublet his farm. The insurances covered in the settler's name are as follows:

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	Implement Shed	200
	Cowshed	350
	Milking	180
	Plant & Equip.	
	Implement	50
	Shed contents	

2. Will you please advise if Haunui still requires insurance on his chattels. If not, then we will arrange cancellation.

B/up 18/5.

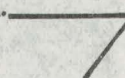
Pm
(P. McGarvey)
for District Officer.

Resident Officer,
Dept Maori Affairs,
WHAKATANE.

1. Copy for your information.

Pm
(P. McGarvey)
for District Officer.

128

M.A. 

From OPOTIKI

To

ROTORUA

H.O. file:

D.O. file:

M.A. 6231

S.O. file:

Subject: LALA HAUNUI

Enclosures
checked

Date: 23.3.65

Previous ref.: Ours

Yours 11.3.65

I refer you to mine of 8.3.65

- (a) Daniel McCormack
- (b) Waiotahi P.O.
- (c) Drag-line driver and part time farmer
- (d) £150 for 1st term and renewal term 5% of C.V.
- (e) Yes, good type of Maori and will work on the land
- (f) The land in question, although occupied by Haunui has had no stock on for some months. There is an abundance of rank feed. The farm is well fenced and fairly free of noxious weeds. The house on the property needs painting.

D. Carnegie
for C. Sorensen
SNR FIELD SUPERVISOR

Mr McCormack

POTTS & HODGSON

SOLICITORS

James Thomas Hodgson

127

RECORDS
24 MAR 1965
CLERK
ROTORUA

P.O. BOX 18
TELEPHONE 375

KING STREET,
OPOTIKI,
NEW ZEALAND

19th March, 1965.

The District Officer,
Department of Maori Affairs,
Private Bag,
ROTORUA.

Dear Sir,

re: Lala Haunui MA 6231.

We now enclose a draft copy of a sublease for perusal by you. We would appreciate your advice if you are satisfied with the terms of the sublease and if so we will draw the lease, obtain the sublessee's signature and forward the documents to you for your consent.

Yours faithfully,
POTTS & HODGSON.

NFS:RL
Encl :

per: *[Signature]*

[Handwritten signature]

TUB SIZED - AIR DRIED

4

.. MEMORANDUM OF SUB-LEASE ..

WHEREAS LALA HAUNUI formerly of Lower Waiaua but now of
 Kutarere Farmer (hereinafter referred to as "the Lessor") is
 possessed of an estate of leasehold under and by virtue of
 Memorandum of Lease bearing date the 11th day of April, 1949, in ..
 all those pieces of land situate in the County of Opotiki, ^{Being} ~~FIRST~~ ..
 all that piece of land containing ONE HUNDRED ACRES (100a.Or.0p).
 more or less being the Allotments 138 and 139 Waiotahi Parish
 situate in Block I Opotiki and Block VII Whakatane Survey
 Districts and being the whole of the land comprised and described
 in Certificate of Title Volume 78 Folio 237 Gisborne Registry
 (Limited as to Parcels and Title) subject to Section 23 of the land
 Transfer (Compulsory Register of Titles) Act 1924 SECONDLY all ..
 that piece of land containing TWELVE ACRES ONE ROOD AND THIRTY ...
PERCHES (12a. 1r. 30p) more or less being Allotment 474 Parish ..
 of Waiotahi and being the whole of the land comprised and described
 in Certificate of Title Volume 67 Folio 23 Gisborne Registry AND .
WHEREAS the Lessor has agreed to sub-lease the said lands to
DANIEL JAMES McCORMACK of Kutarere Driver (hereinafter referred
 to as "the Lessee") for the balance of the unexpired term of the .
 said Lease with a right of renewal subject as hereinafter appears.
NOW THEREFORE IN CONSIDERATION of the rent hereinafter reserved .
 and the covenants on the part of the Lessee expressed and implied.
 the Lessor DOETH HEREBY DEMISE AND LEASE unto the Lessee all that.
 the land hereinbefore mentioned TO BE HELD by the Lessee as tenant
 for the balance of the unexpired portion of term created by the ..
 aforesaid Memorandum of Lease from the 1st day of June 1965 at an.
 annual rental of ONE HUNDRED AND FIFTY POUNDS (£150-0-0) payable.
 half-yearly in advance on the 1st days of June and December in ...
 each and every year during the said term the first of such payments
 to be made on the 1st day of June 1965 SUBJECT TO the following
 covenants conditions and restrictions that is to say:-

1. THE LESSEE DOETH HEREBY COVENANT with the Lessor as follows:-
 1. THAT the Lessee will during the said term pay the rent hereby.
 reserved in manner aforesaid, and will also during the said term .
 duly and punctually pay all rates, taxes (other than the Lessor's.
 landtax), charges, or assessments, including electric-power and ..
 lighting charges which during the said term may be payable in
 respect of the said land _____
 2. THE Lessee shall not nor will assign or sublet the demised ..
 lands without the written consent of the Lessor first had and
 obtained _____

3. THE Lessee will comply with the provisions of the Noxious.... Weeds Act 1928 and the Rabbit Nuisance Act 1928 and will indemnify the Lessor against the consequences of non-compliance with the ... provisions thereof and against all or any contribution costs charges and expenses which the Lessor may be called upon or compelled to pay thereunder _____

4. THAT the Lessee will maintain and keep in good order, condition and repair all buildings and other erections, fences, ... drains, culverts, and every description of improvements which now are or which hereafter during the continuance of the term hereby created may be made on the said land and in the like good . order and condition deliver up the same together with the said ... land at the end or sooner determination of the said term (fair ... wear and tear and damage by fire or inevitable accident excepted.)

5. THAT the Lessee will in a husbandmanlike manner and at the .. proper season for so doing in each year top-dress so much of the . land demised as shall be laid down in pasture with artificial manure suitable to the nature of the soil with not less than two.. (2) hundredweight of such manure to the acre _____

6. THAT the Lessee will at least once in every year of the said. term open all ditches, drains, and water-courses on the said land. and will during the continuance of the term hereby created, or ... any renewed term, take all proper steps to keep all such ditches . drains, and water-courses clear and unobstructed _____

7. THAT the Lessee will not at any time during the term hereby . created overstock the said land or depasture more stock than it .. will reasonably carry and will not during the last year of the ... said term or any renewed term depasture upon the said land a greater number of stock than he shall have had at any one time ... depasturing upon the said land during the previous twelve months . of the said term or renewed term. _____

8. THAT the Lessee will not at any time during the term hereby . granted take from the said land or any part thereof two white crops in succession, and will at the end or sooner determination . of the said term leave the said land sown down in good English ... grasses. _____

9. THAT all pigs kept by the Lessee shall be properly ringed ... within pig-proof enclosures (not exceeding two acres in extent) .. and pigs shall not be permitted to stray or be on the rest of the land, and the Lessee will lay down and leave such enclosures in .. good grass pasture _____

10. THAT the Lessee will keep any native bush or shrubbery, shelter, ornamental, or other trees at any time growing on the ... said land in good order and condition and will not cut down, damage or destroy, or permit to be cut down, damaged, or destroyed any ..

of the said native bush, shrubbery, shelter, ornament^{al} or other.. trees at any time growing on the said land and will use all proper and reasonable means to preserve the same and will not remove or . permit to be removed from the said land ay fencing posts, timber, or fire-wood; PROVIDED HOWEVER that the Lessee may use for his .. own requirements on the said land for repairing or erecting fences and for firewood any logs or dead timber at present on the said .. land

AND THE LESSOR DOTH HEREBY COVENANT WITH the Lessee as follows:-

11. THE Lessee paying the rent hereby reserved and observing the covenants on the part of the Lessee herein contained and implied . shall have quiet and undisturbed possession of the said land throughout the said term without any interruption by the Lessor or anyone lawfully claiming by through under or in trust for the Lessor

12. THE Lessee will insure and keep insured against damage or .. destruction by fire or earthquake all buildings erected upon the . said land under a usual policy of insurance to be in the name of . the Lessor and in some insurance office in New Zealand and to be . for the full insurable value of such buildings and will duly and . punctually pay all premiums and sums of money necessary for the .. purposes of keeping such insurance in force _____

13. THE Lessor shall and will duly and punctually throughout ... the term hereby created pay the rent reserved by and perform and . observe all and singular the covenants and provisions expressed .. and/or implied in the hereinbefore recited Head Lease and shall . not or will do or suffer any act or omission whereby the power ... of re-entry into possession of the Head Lessor or any of the incidental or subsidiary powers thereunder shall or may become ... exercisable _____

14. THE Lessor shall and will on the expiry of the term created... by the said recited Head Lease apply to the Head Lessee for a renewal of the said Head Lease in accordance with the provisions contained therein _____

PROVIDED ALWAYS AND IT IS HEREBY AGREED AND DECLARED by and between the parties hereto as follows:-

17. IF and whenever the rent hereby reserved shall be in arrear . and unpaid for the space of one calendar month the same may be ... recovered by distress _____

16. IF and whenever the rent hereby reserved shall be in arrear. and unpaid for the space of one calendar month after the days ... hereinbefore appointed for payment thereof then whether the same . shall have been legally or formally demanded or not or if and whenever the Lessee shall make breach in the performance or observance of any of the covenants conditions or Agreements herein on the part of the Lessee contained or implied then and in any ... such case it shall be lawful for the Lessor worthwith without

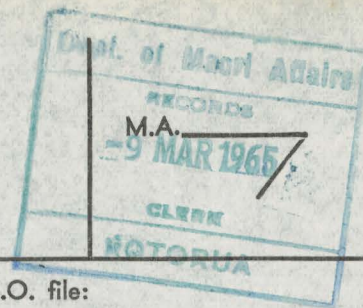
making any demand or giving any notice whatsoever to re-enter
upon and take possession of the said lands or any part thereof ...
in the name of the whole whereupon the term hereby created shall .
cease and determine and that without releasing the Lessee from any
liability for rent then due herein or for any antecedent breach ..
of covenant _____

* 17. IF the Head Lessee hereinbefore recited is renewed in
accordance with the provision therein contained and if the Lessee.
shall have paid the rent hereby reserved and observed and
performed the covenants and provisions hereof then the Lessee
shall have the right or option (to be exercised by one calendar ..
month's notice in writing to the Lessor) to take and accept a
renewal of the term hereby created for a further period of twenty-
one (21) years from the recreation of the term hereby created at .
a rental equal to £5-0-0 per centum per annum of the Government ..
Capital Valuation of the said land at that date and upon and
subject to the like covenants conditions and restrictions as are .
herein contained excepting this present right of option of renewal

And I the abovenamed and described Lessee DO THEREBY ACCEPT this .
lease of the said land to be held by me as tenant, subject to the
stipulations, covenants conditions, and restrictions above set ...
forth _____

DATED this day of 196

SIGNED etc.



From	OPOTIKI	To	ROTORUA
H.O. file:		D.O. file:	MA 6231
		S.O. file:	
Subject:	LALA HAUNUI		
Date:	8.3.65	Previous ref.: Ours	Yours
			Enclosures checked

1. The above lessee is arranging to sub-lease his farm to a Mr Daniel McCormack a Maori aged 37, married with ten children. McCormack is a good type of Maori, working as a dragline driver. He also occupies 21 acres of land in Waictahi.
2. The firm of Potts & Hodgson is drawing up the documents for the sub-lease and will forward same to District for consideration and approval.
3. I did point out to the Solicitor that one of the conditions for the approval of the sub-lease would be that Lala Haunui would have to meet arrears of rent and rates.
4. I recommend the sub-leasing of the property to Mr McCormack.

D. Carnegie
for C. Sorensen
SNR FIELD SUPERVISOR

WJG
Mr. Mc Garvey

gs.
what is position of rent payments here please
Mr 25/3

Mr. Mc Garvey:
Panahi of Banotahi has 138, 139 & 474

Rent owing 1/10/64 - 31/3/65 = £8.5.0.
Further £8.5.0 becomes due on 1/4/65 being
rent to 30/9/65.
gs. 30/3.

Not paid
Mr 15/4

ROTORUA

WHAKATANE.

M. A. 6231

LALA HAUNUI

11.3.65.

1. Please refer to ours of 1.10. 64 and to yours of 14.12.64.

2. We have been advised by Messrs Potts and Hodgson, Solicitors, Opotiki that they have been instructed by the abovenamed to arrange the sub lease of his property to Mr McCormack. To enable a submission to be done for the Board's consideration will you please advise:

- (a) Mr McCormack's Christian names.
- (b) His address
- (c) His present occupation.
- (d) How much will he be paying under the sub-lease.
- (e) Whether McCormack is a suitable person to take on this sub-lease.
- (f) A brief report as to the condition of the land.

3. You may have to contact Messrs Potts and Hodgson to obtain the information required as per paragraph (a), (b), (c) and (d) .

B/up 31/3

hm
(P. McGarvey)
for District Officer.

Field Supervisor,
Dept Maori Affairs,
OPOTIKI.

1. Copy referred for your information. You may be able to obtain the above information much more speedily than the resident officer.

hm
(P. McGarvey)
for District Officer.

124

PPMCG:KEW.

M. A. 6231

11 March, 1965.

Messrs Potts & Hodgson,
Barristers and Solicitors,
P. O. Box 18
OPOTIKI

Dear Sirs,

LALA HAUNUI.


With reference to your letter of the 4th March, you may retain the lease document in the meantime.

I am asking my Field Supervisor for further information so that the Board could consider the sub-lease of this property to Mr McCormack.

As soon as the Board's decision has been received I will write to you.

B/np 12/4

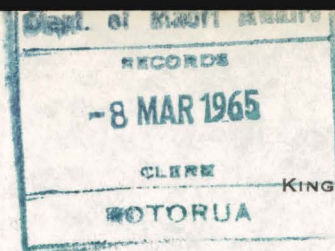
Yours faithfully,


(P. P. McGarvey)
for District Officer.

POTTS & HODGSON

SOLICITORS

JAMES THOMAS HODGSON



P.O. BOX 18
TELEPHONE 375

4th March, 1965.

The District Officer,
Department Of Maori Affairs,
Private Bag,
ROTORUA.

Dear Sir,

re: L. Haunui MA 6231.

With reference to your letter of the 18th of February, we have to advise that Mr. Reeves does not wish to proceed with the sub-lease of this land, but the lessee has now requested us to arrange the sub-lease in favour of a Mr. McCormack. We would appreciate your confirmation that it will be in order to retain the documents pending completion of this sub-lease.

Yours faithfully,
POTTS & HODGSON.

per: *Smith*

NFS:RL

Mr. McGowan

SEARCHED

122

PMcG:MAP

MA 6231

18 February 1965

Messrs Potts & Hodgson,
Solicitors,
P.O. Box 18,
OPOTIKI.

Dear Sirs,

LALA HAUNUI

With reference to your letter of 16 December 1964 will you please advise whether Mr Reeves will be proceeding with the sublease of the property now under lease to the above named. Are you in a position to return the lease documents to us?

Yours faithfully,

OB/MP 17/3

PM
(P. McGarvey)
for District Officer

PMcG:MAP 121

ROTORUA

WHAKATANE

MA 6231

LALA HAUNUI

18.2.65

15.1.65

1. The above named is still owing the sum of £3.5.0 being rent to the 31 March 1965. Please contact the above named immediately and arrange for early payment.

PM
(P. McGarvey)
for District Officer

Field Supervisor,
OPOTIKI.

Copy for your information and follow up action.

PM/MP 16/3

PM
(P. McGarvey)
for District Officer

ROTORUA

WHAKATANE

MA 6231

LALA HAUNUI

15.1.65

1. The above named is leasing Lots 138, 139 and 474 Parish of Waioatahi for a term of 42 years from 1.10.48 at a rental of £16.10.0 per annum.
2. At present he is in arrears with his payments for the period 1.10.64 to 31.3.65 amounting to £8.5.0. Will you please contact the lessee and arrange for early payment of the arrears.

B/sup 15/2

PM
 (P. McGarvey)
 for District Officer

Field Supervisor,
OPOTIKI.

1. Copy for your information and follow up action.

PM
 (P. McGarvey)
 for District Officer

missed state
 Is the above rent paid
 or not please *PM 15/2*

Mr. McGarvey.
 £8.5.0 due ops at 16/2.
 of 17/2.

POTTS & HODGSON

SOLICITORS

JAMES THOMAS HODGSON



KING STREET,
OPOTIKI,
NEW ZEALAND

P.O. BOX 18
TELEPHONE 375

16th December, 1964.

The District Officer,
Department of Maori Affairs,
Private Bag,
ROTORUA.

Dear Sir,

re Lala Haunui - M.A.6231

With reference to your letter of the 10th December, Mr. Reeves has not yet confirmed that he is prepared to proceed with the sub-lease, and with your approval, the lease is being retained meanwhile.

Yours faithfully,
POTTS & HODGSON

Per: *[Signature]*

NFS.NC.

Mr. James



From OPOTIKI

To ROTORUA

H.O. file:

D.O. file: M.A. 6231

S.O. file:

Subject: LALA HAUNUI

Enclosures
checked

Date: 14.12.64

Previous ref.: Ours

Yours

80307 X24

Haunui was interviewed by Mr Sorensen and to date the arrangements to lease his farm to Mr Reeves is in the hands of a Solicitor.

Haunui intends to finalise the matter as soon as possible.

There are no Maoris in the locality wanting this particular piece of land and consequently a lease to Mr Reeves is recommended.

Mr. McFarlane

D. Carnegie
for OFFICER IN CHARGE

RECEIVED
MADE

117
PMcG.SP8

MA 6231

10 December 1964

Messrs Potts and Hodgson,
Solicitors,
P.O. Box 18,
OPOTIKI.

Dear Sirs,

LALA HAUNUI

Please refer to our letters of 3rd and 12th November 1964. Would you please advise the present position regarding this matter. If Mr Reeves is not proceeding with the sub-lease of the land concerned I should be pleased if you could return the lease documents.

Yours faithfully,

Bj/np 11/11

PMcG
(P. McGarvey)
for District Officer

116

OJT.SPB

MA 6231

12 November 1964

Messrs Potts and Hodgson,
Solicitors,
P.O. Box 18,
OPOTIKI.

Dear Sirs,

LALA HAUNUI

In reply to your letter of 5 November it is advised that Haunui is the lessee of the land known as Lots 138, 139 and 474 Parish of Waiotahi. The land is subject to Part XXIV of the Maori Affairs Act 1953 and no alienation can be made in respect of the land without the consent of the Board, however if Haunui desires to surrender his lease the Board is empowered under Section 357 of the Act to accept the surrender, either unconditionally or subject to such conditions as the Board thinks fit.

In this case, for Mr Reeves to obtain a lease or purchase the land, Haunui must surrender his lease and the owners must apply to the Board to have the land released from Part XXIV. Once the land is released from Part XXIV the owners can then make whatever arrangements they wish with Mr Reeves.

Yours faithfully,



(O.J. Thomas)
for District Officer

By way 9/12
Mr Mc January
To follow the return
of lease documents



To The Custodian of Securities.

MORTGAGOR: Lala Hamuni

Please forward the following documents.

Lala Hamuni
Signature in full

Regd. No.	Documents	Reason
	<p><u>copy Lease</u></p> <p><i>Returned herewith</i></p>	

... The above documents are forwarded herewith.

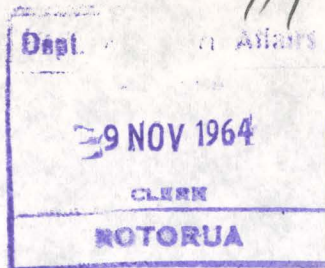
Encl.

Lala Hamuni Custodian of Securities.

POTTS & HODGSON

SOLICITORS

JAMES THOMAS HODGSON



P.O. BOX 18
TELEPHONE 375

KING STREET,
OPOTIKI,
NEW ZEALAND

5th November, 1964.

The District Officer,
Department of Maori Affairs,
Private Bag,
ROTORUA.

Dear Sir,

re Lala Haunui - M.A.6231

With reference to your letter of the 3rd November, we have discussed this matter with the proposed sub-lessee's accountant who does not feel that the suggested sub-lease is a good economic proposition. Mr. Reeves, the proposed sub-lessee, now advises that provided Haunui will agree to the surrender of his lease, he is prepared to purchase the freehold of the land at a special valuation if necessary, or alternatively wishes to take a lease of the land for 42 years being a term of 21 years with a right of renewal for a further term of 21 years.

It would be appreciated if you could advise whether or not this land is subject to Part 24 of the Maori Affairs Act and whether the suggested sale or lease could be effected. We have not yet discussed this aspect with Haunui, but Mr. Reeves is prepared to pay him compensation in consideration of his surrendering the lease should either of the above suggestions meet with your approval.

NFS.NC.

Yours faithfully,
POTTS & HODGSON

Per: *[Signature]*

A/10

PPM.KM

113

ROTORUA

WHAKATANE

MA 6231

LALA HAUNUI

3.11.64

1. Kindly let us have an urgent reply to our memorandum of 1 October 1964.

13/11/64 24/11

[Signature]
(P. P. McGarvey)
for District Officer

112

6231

PPM.KM

3 November 1964

Messrs Potts and Hodgson,
Solicitors,
P.O. Box 18,
OPOTIKI.

Dear Sirs,

LALA HAUNUI

... Further to mine of 28 October 1964 I enclose herewith a copy of the lease and also the memorandum of transfer. You will notice that the lease has already been transferred to Lala Haunui. Would you please prepare a draft sub-lease for consideration by the Board and return the documents to me in due course.

Yours faithfully,

B/MP 24/11

Register:
Encl.

PM
(P. P. McGarvey)
for District Officer

PMcG.SPB

MA 6231

28 October 1964

Messrs Potts and Hodgson,
Solicitors,
P.O. Box 18,
OPOTIKI.

Dear Sirs,

LALA HAUNUI

With reference to your letter dated 13th October 1964, as soon as I have obtained all the information about this lease I will write to you again.

Yours faithfully,

Pm.
(P. McGarvey)
for District Officer

No.97

110

Date:

19/10/64

File:

MA 6231

Envelope: _____

To the Custodian of Securities:

Lala Hanani

Please surrender the following documents for temporary removal.

Regd No.

Documents

Reason

✓ 1 copy of lease
Transf of Lease?
(Transf of?)

sub-lease.

Math^e Lawry

Sart

This form has to be signed
by A.D. Dev. before release of
docs Dyke 20/10/64

Signature: _____

pm Clancy

Received: _____

pm 22/10

Returned: _____

POTTS & HODGSON

SOLICITORS

JAMES THOMAS HODGSON

109

KING STREET,
OPOTIKI,
NEW ZEALAND

RECORDED
15 OCT 1964
P.O. BOX 19
TELEPHONE 375
CLERK
ROTORUA

13th. October, 1964.

The District Officer,
Department of Maori Affairs,
Private Bag,
ROTORUA.

Dear Sir:

re HAUNUI - REFERENCE M.A.6231 :

Further to our letter of the 23rd. of September, Mr. Haunui has now advised us that he wishes to sub-lease his interest to Mr. Norman Reeves. It would be appreciated therefore if you could now return the lease to enable us to prepare the draft sub-lease for submission to you for your perusal.

The writer notes that this land is leased to Tipuna Haunui. This is the brother of our client and Tipuna died in February, 1964. Our client advises us that he himself has been carrying on the lease for some years past. It would be appreciated if you could now advise us of the present position concerning this lease and whether or not a transfer or assignment could be effected in favour of our client, Teratuhoeoe Haunui. Your early attention to this would be appreciated.

Yours faithfully,
POTTS & HODGSON

per:-



Mr. McGarvey

NFS:LMT

of Maori Affairs	
RECORDED	
-9 OCT 1964	CS/JL
CLERK	
ROTORUA	

From WHAKATANE

To ROTORUA

H.O. file:

D.O. file:

MA.6231

S.O. file:

MA.6231

Subject:

LALA HAUNUI

Enclosures
checked

Date:

8.10.64.

Previous ref.: Ours

Yours

1.10.64.

As soon as Mr Sorensen returns from leave I will arrange to have the settler interviewed and ascertain his views as to the proposed lease of Lots 138, 139 and 474, Parish of Waiotahi.

M. O. Guthrie

M. O. Guthrie
M.O. GUTHRIE
Resident Officer.

ROTORUA

WHAKATANE

MA 6231

LALA HAUNUI

1.10.64

1. The abovenamed has a lease of lots 138, 139 and 474 Parish of Waiotahi for a term of 21 years from 1.10.48 with a right of renewal for another 21 years.

...

2. Enclosed is a copy of our memorandum dated 27.5.64 to the Field Supervisor Opotiki regarding our requirements to enable a submission to be completed. Recently we received notification from Field Supervisor Stott saying that Haunui does not now wish to sublease to Crowley, but he is prepared to sublease to Mr Norman Reeves.

3. Before we can prepare a submission to the Board we must have a recommendation from you on the lines outlined in paragraph 2 of our memorandum dated 27.5.64. Your recommendation is to say also whether or not Reeves is a capable farmer to take over this property.

18/10 2/10

PM
(P. McGarvey)
for District Officer

Encl.

Field Supervisor ~~H.A. Stott~~,
Department of Maori Affairs,
OPOTIKI.

Copy for your information.

PM
(P. McGarvey)
for District Officer

M.A. 104

106

29 SEP 1964

FREE
ROTORUA

M.A. 

From OPOTIKI

To ROTORUA

H.O. file:

D.O. file: M.A. 6231

S.O. file:

Subject: LALA HAUNUI : PROPERTY INSPECTION REPORT

Enclosures
checked

Date: 28.9.64

Previous ref.: Ours

Yours

18.9.64

80807 X24

Herewith Property Inspection Report for the above completed.

D. Carnegie

for H.A. Stett
FIELD SUPERVISOR

M.M. Jammy

5 JUL 1962

CLERK

ROTORUA

PROPERTY INSPECTION REPORT

File No. 6231

Lease No. PART XXIV/53

Class:

If Mortgage:

Estate, Mortgagor or Lessee LALA HAUNUI

Block: LOTS 133-139-174 WAIOTAHU

Locality: 12 miles from Opotiki on Ohiva Harbour
(Locality sketch to be attached if necessary.)

Area: 112 Acres; 1 Road; 30 Patches

Occupier: Lessee

Address:

Tenure: 21 years from 1.10.48

Annual Rental: £17 (5% of U.V. in 1959)

Arrears of Rent, if any:

Provision for Compensation
for Improvements: No

Right of Renewal: 21 yrs

Special Covenants:

Term: Years from

Amount of Advance:

Date of Advance:

Balance Owing:

Date:

Method of Repayment:

Arrears, if any:

Amount of Insurance:

Company:

Branch:

Chattels Covered by
Bill of Sale, if any:

GOVERNMENT VALUATION

Date: / /19

	Capital	Unimp.	Build's	Other Imp.
Owner				
Lessee				
TOTAL ..				

Date of Inspection:

/ /19

Reasons for Inspection: Annual

REPORT

1. Access and Situation: 4 miles by metalled side road from Opotiki - Whakatane main highway. Farm is 11½ miles from Opotiki township
2. Conformation: Consists of 20 acres of flat land rising through rolling country to steep sidlings on eastern and southern boundary.
3. Type of Farming: Dairying.
4. (See back).

Next inspection: _____
 Position sheet noted: _____
 Review register noted: _____
 Insurance in order: _____
 Fee fixed: _____
 Fees register noted: _____

Time: _____
 Milage: _____

Estates Clerk
 Date

Field Supervisor
 Date 26.6.62

4. State of Development

and Pastures: 50 acres of good pastures of rye clover and paspalum.
Remainder on the steeper facings fair pasture with some
fern and fireweed.

5. Subdivision and Fences-

Type and Condition: Internal fencing mainly 4 and 5 wires posts and some battens.
All stock proof.
Boundary fences good condition 7 wire, concrete posts and
battened.

6. Drainage:

Natural contour

7. Noxious Weeds
and Rabbits:

Some ragwort and blackberry - being controlled.

8. Buildings (Nature
and Condition):

Cowshed clean neat and tidy.
House clean - surroundings tidy.
Implement shed old but clean

9. Water Supply and Other
Improvements:

Good supply - gravity fed from springs to troughs and
cowshed.

10. Improvements effected since
last Inspection:

15 chain of eastern boundary renewed with concrete posts
and battened.
4 acres of pasture renewed.

11. Breaches of
Covenants:

nil

12. General and Special
Remarks:

A Maori farmer who cleared and grassed most of this property
and is now slowly improving existing improvements. Stock
is in good order and well fed and being wintered on the
rougher parts of the farm. Butterfat production was slightly
down this season due to dry spell in the spring.

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POTTS & HODGSON

SOLICITORS

JAMES THOMAS HODGSON

104
25 SEP 1964

CLERK KING STREET,

ROTORUA OPOTIKI,
NEW ZEALAND

P.O. BOX 18
TELEPHONE 375

23rd. September, 1964.

The District Officer,
Department of Maori Affairs,
Private Bag,
ROTORUA.

Dear Sir:

re L. HAUNUI - REFERENCE M.A.6231 :

Further to our previous correspondence herein, we have to advise that our client no longer wishes to proceed with his sub-lease of Haunui's property. Your lease is returned herewith.

Yours faithfully,
POTTS & HODGSON

per:- *[Signature]*

ENCL:

NFS:LMT

PM
25/9.

File. 25/9/64
Mr Doyle
Home Lodge lease in
safe custody.

103
PPM.KM

MA 6231


24 September 1964

Messrs Potts and Hodgson,
Barristers and Solicitors,
P.O. Box 18,
OPOTIKI.

Dear Sirs,

Further to our letter of 6 July 1964 we have received information from our Opotiki office that Mr Haunui does not wish to sublet his property to Mr Crowley.

Yours faithfully,


(P. P. McGarvey)
for District Officer

Dept. of Maori Affairs
 RECORDS
 14 SEP 1964
 CLERK
 ROTORUA

M.A.

From	OPOTIKI	To	ROTORUA
H.O. file:		D.O. file:	M.A. 6231
		S.O. file:	
Subject:	LALA HAUNUI		
Date:	11.9.64	Previous ref.: Ours	Yours
			Enclosures checked

The above settler has called at this office to say that the proposal to sub lease his farm to Mr A. Crowley has fallen through.

It appears that the land occupied by Mr A Crowley was owned by his father who has now sold it.

Haunui brought Mr Norman Reeves with him.

Mr Reeves is a neighbour who is interested in leasing Haunui's place under certain conditions.

I advised them to go to Rotorua office and discuss the matter there as it would save a lot of time and that they would get more satisfaction.

Handwritten notes:
 M. J. [unclear]
 14/10

Handwritten signature: H.A. Stott

H.A. Stott
FIELD SUPERVISOR

Y
ROTORUA

Field Supervisor H.A.
Stott,
Department of Maori Affairs,
OPOTIKI

MA 6231

LALA HAUNUI

18.9.64

24.7.64

... 1. The property inspection report forwarded by you is returned as it is not yet completed. Would you please -

- (a) Insert the date of inspection.
- (b) Sign and date the report.
- (c) Complete paragraph 11 of the report.

2. Please return the report in due course.

3. Please refer to our memorandum of 27.5.64 and let us have the necessary information so that we can complete a submission to the Board asking for approval to sublet this farm to a European.

B/ut 14/10

PMcG
(P. McGarvey)
for District Officer

Encl.

PPM.KM

100

ROTORUA

OPOTIKI

MA 6231

LALA HAUNUI

14.9.64

24.7.64

- ... 1. As requested I enclose a plan of the land occupied by the abovenamed and also showing adjoining sections.

PM
(P. P. McGarvey)
for District Officer

Encl.

99



M.A.

From	OPOTIKI	To	ROTORUA
H.O. file:		D.O. file:	M.A. 6231
		S.O. file:	
Subject:	LALA HAUNUI		
Date:	24.7.64	Previous ref.:	Ours Yours
			Enclosures checked

When I inspected the above settler's farm, I found that there were two other sections, 316 and 317, 6ac 3r. 31 and 6 ac.1.00 respectively being used.

I understand from Haunui that these sections were between Sections 315 and 474.

From a sketch plan of the area, I found of the area, it appears that these sections are between section 474 and 318 and the only access from 474 to 318 was a narrow strip near the West boundary of 474 which is swamp and sidling.

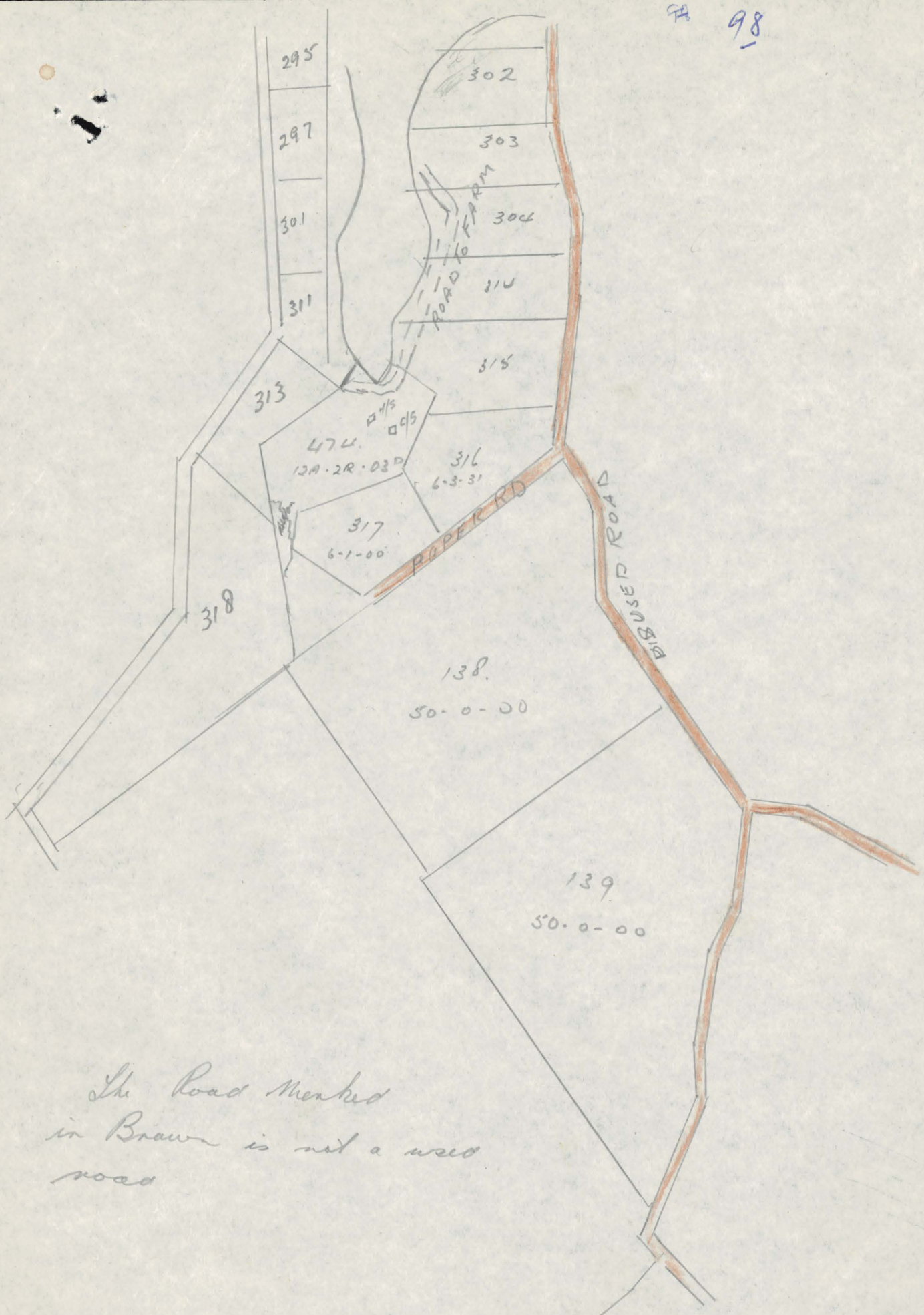
It would be difficult to work sections 318 and 319 without sec.317.

The boundary fence on the N.E. side of Section 474 does not appear to correspond with the boundary on the plan.

Can you please send an up to date plan of Haunui's farm Sections 318 319 and 474 showing the neighbouring farms or sections.

I can thin mark in the fences and buildings.

H.A. Stott
FIELD SUPERVISOR



The Road Marked
in Brown is not a used
road

Lala HawaiiMr Lockie

- ① ~~The~~ The abovenamed has a lease of
lots 138, 139 & 474 Parish of Waiotahi
which has a total area of 112:1:30??
- ② F/S Stott is letting us have a report
of this lands but he now states
Hannui is also occupying lots 113, 114,
115, 317, & 318 Parish of Waiotahi. Stott
phoned this morning asking if we
could send him a plan of ^{all} these
blocks. Could you please arrange to
let us have ^a plan so I can send
to Stott.

D.M.

23/7

Mr Phillips please supply as above.

H.G.L 27-7-64.

Mr. Mc Garvey, 2
& print off our tracing 731^H is all
attached. Note. no area is shown for
allotment 474 as our data is insufficient. anyway
I am sure the area could not be 12-1-30.

Paul Phillips 10/12/64

96

PPM:KK

ROTORUA

OPOTIKI

MA 6231

LALA HAUNUI

8.7.64

...

Enclosed herewith is a Farm Review Statement Form
(MA.305) in draft referred for your completion and return.

B/ur 29/7.

PM.
(P. P. McGarvey)
for District Officer

Encl..

95
PPM:KK

MA 6231

6 July 1964

Messrs Potts and Hodgson,
Barristers and Solicitors,
P. O. Box 18,
OPOTIKI.

Dear Sirs,

L. HAUNUI

Thank you for your letter of 19 June 1964.

... As requested, I enclose a copy of Mr Haunui's lease
for your perusal and return in due course.

The question of giving Crowley a sub-lease will have
to be considered by the Board of Maori Affairs. We are
waiting for further information from our Field Supervisor
at Opotiki to enable a submission to be completed and sent
to the Board.

We will advise you when we have received the Board's
decision.

Yours faithfully,

PM
(P. P. McGarvey)
for District Officer

Encl..

Register
FIELD SUPERVISOR
OPOTIKI:

Copy for your information.

Please let us have an urgent reply to our memo of
27 May 1964.

PM
(P. P. McGarvey)
for District Officer

94

FARM REVIEW STATEMENT

Year ended 31 May 19__

D.O.	M.A. 6231
H.O.	15/3/685

MARK WITH AN "X" THE APPROPRIATE ALTERNATIVE PARA. 9.	DEVELOPMENT SCHEME		WHAKATOHEA									
	Name of Account	Lala Haunui	Locality	Opotiki								
1. PERSONAL DETAILS OF FARMER	Surname	Haunui		SEX	M	AGE	52	DEPENDENTS	11			
	Christian Names	Lala alias Ratuhoehoe										
	Address	Ohiwa Road, Opotiki										
2. LAND DETAILS	a.	b.	c.	d.								
Description	Lot 138 Parish of Waiotahi		Lot 139 Parish of Waiotahi	Lot 474 Parish of Waiotahi								
Area	121.1.30		121.1.30	121.1.30		TOTAL	112.1.30					
Tenure	Lease		Lease	Lease								
Annual Rent	£17.		£17.	£17.		TOTAL	17					
Including right of renewal	42 yrs from 1.10.48		42 yrs from 1.10.48	42 yrs from 1.10.48		yrs from <i>16.10.59</i>						
N.Z. Gazette Reference	No. 133 of 26.10.39 page 2990											
3. VALUATIONS	Date	Unimproved	Improved	Capital	Field Supervisor's valuation as at date of review		Unimproved	Improved	Capital			
	Govt. Valn.	31.3.53	£.163	£.1650	£.1813			£.220	£.2635	£.2835		
	Value of Stock	£ 908		Value of Plant		£ 450		£ 4193				
4. FINANCIAL	Amount	Term	From	Annual Instalment	Total	As at						
	a. Stock and Chattels	£	yrs	Current A/c	£22.16.30	31.3.63						
	b. Improvem'ts-Dept.	£	yrs	£	£	:						
	c. Improvem'ts-Owners	£	yrs	£	£	:						
d. Suspensory Loan	£	Granted on		Written off on		LIMIT OF ADVANCES £						
5. REPAYMENTS	a. Dairy proceeds: £	<i>158 25</i>		p.a. from Supply No. 365		Bonus		£	July	£	Jan	£ 25
	of the	Opotiki		Dairy Coy.		Man. Res.		£	Aug	£	Feb	£ 25
	at	Opotiki		(percent)				£	Sept	£	Mar	£ 25
	b. Assignment: £			p.a. from farm proceeds				£	Oct	£ <i>25/0</i>	Apr	£
served on			due				£	Nov	£ <i>25/0</i>	May	£	
c. Other repayments: £	p.a.		d. Outstanding interest				£	Dec	£ <i>25/0</i>	Jun	£	
6. SECURITIES	a. Mortgage No.			b. Bill of Sale No.		expiring:						
	c. 100% Dairy Order dated:			d. Assignment of Farm Proceeds		dated: 15.4.57						
7. INSURANCES	4/419084	Dwellings	Cowshed	Implement Shed	Wool Shed	Garage	Other Improvem'ts	Tractor	Other Plant	Total		
	4/58986	Existing	1180	350	200	180		516	50	2476		
		Recom'd										
8. EMPLOYERS LIABILITY POLICY	Details if applicable											
9. DEGREE OF CONTROL RECOMM'D.	Budgetary	X	Periodic	Frequency of supervisors visits								
	Funded bank acct.		Security review only	Monthly								
10. PRODUCTION	Year Ending 31 May	DAIRY			SHEEP AND CATTLE							
		Cows Milked as at 15 Jan	Total lb.	Average lb. per Cow	lb. per Acre Grassed	lb. of Wool Produced	Lambing Percentage	Number of Livestock Sales				
	1960	45	8451	187	<i>77</i>							
	1961	42	8563	204	<i>78</i>							
	1962	38	8214	216	<i>74</i>							
1963	35	<i>8562</i>	<i>187</i>	<i>60</i>	<i>60</i>							
11. PRODUCTION POTENTIAL	With present farmer and approved expenditure					With an average efficient farmer						

MARK WITH AN "X" THE APPROPRIATE ALTERNATIVE PARA, 13, 15, 17, 18.

12	STOCK AND PLANT	STOCK	Previous Tally (1).	Value £	Present Tally (2)	C.M.V. £	Remarks Comment on decrease in stock numbers, values, etc.		
		Bulls ..	3	40	2	40			
		Cows ..	42	850	36	720	Intends to increase herd again this coming Season.		
		Heifers ..	5	100	4	80			
		Yearlings ..							
		Calves ..			6	40			
		TOTAL DAIRY RUN STOCK ..	55	1030					
		PIGS ..			4	28			
		Rams ..							
		Ewes ..							
		Hoggetts ..							
		Lambs ..							
		TOTAL SHEEP				908	Certified that all stock are branded _____ Supervisor.		
		TOTAL					(1) Previous tally taken as at: _____ (2) Present Tally as at: _____		
		PLANT	Description			Other Plant			
		Milking plant	3 Cow Gane			Tractor			
		Separator ..	Lister			Horse Mower			
		Tractor ..	David Brown			Stacker			
13	PHYSICAL REPORT	a. Access	By metal Rd. 4 miles from Whakatane Opotiki Highway				CONTOUR (area)	acres	
		b. Shelter ..					Wheel Tractor	72	
							Crawler Tractor	25	
		c. Water supply	From Spring to Reservoir reticulated to troughs				Too steep	15	
							TOTAL	112	
		d. Reversion ..	NIL				UTILISATION	acres	
		e. Erosion ..	NIL				Good pasture	50	
							Fair pasture	60	
		f. Noxious weeds, pests	Some Rajurant well controlled				Run out pasture		
							Crop		
		g. Power	installed	available, not installed	not available		Natural	2	
		CONDITION AND ADEQUACY OF IMPROVEMENTS:					TOTAL	112	
		1. Fencing	Good order				DEVELOPMENT	acres	
		2. Water supply	Good Supply				Developed	110	
		3. Buildings	Good Condition Clean & Tidy				Undev. (but suit.)		
		4. Drainage	Natural				Unsuitable	2	
		5. Other					TOTAL		
							SUPPLEMENTARY FEED		
							Bales, hay	2 stocks	
							Acres, silage		
							Crop: summer		
							Crop: winter		
							MANURE		
							Was manure applied last year?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
							If so, amount(tons)	6	
14	ESSENTIAL WORK NEEDED TO PROTECT SECURITY	General Maintenance							
		Continued manuring programme							
15	COMMENTS	Personal Element	Tenure		Stock Management		Pasture Management	Farm	Future Prospects
		<input checked="" type="checkbox"/> satisfactory	<input checked="" type="checkbox"/> secure	<input type="checkbox"/> insecure	<input type="checkbox"/> good	<input checked="" type="checkbox"/> average	<input checked="" type="checkbox"/> good	<input type="checkbox"/> economic	<input checked="" type="checkbox"/> good
		<input type="checkbox"/> unsatisfactory	<input type="checkbox"/> insecure		<input checked="" type="checkbox"/> average	<input type="checkbox"/> poor	<input type="checkbox"/> average	<input type="checkbox"/> potentially econ.	<input type="checkbox"/> average
					<input type="checkbox"/> poor		<input type="checkbox"/> poor	<input type="checkbox"/> uneconomic	<input type="checkbox"/> poor
16	GENERAL REMARKS	Include details of improvements completed during year							
17	RECOMM'D.	Tenure to be Taken	More Land Needed	More Finance Needed	Release Recommended	Former to be Replaced	Other Recommendations		
		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
18	ACTION SHEET M.A. 308 PREPARED	Yes No Not Necessary		Signed: _____				Development Officer _____ Date _____	

FARM PROGRAMME

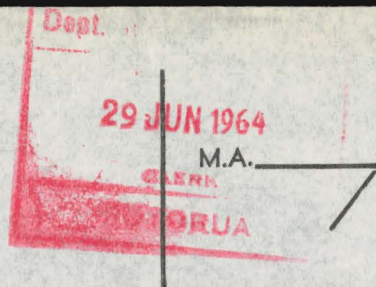
NOTES

M.A. 306 is to be completed only where expenditure from Vote Funds is to be made.
Complete parts (A) and (B) only for farms where capital expenditure is to be made from Vote Funds.

Financial authority levels are:

- up to £2,000 – D.O. and A.D.O.
- up to £10,000 – Secretary
- over £10,000 – Minister

92



From OPOTIKI

To ROTORUA

H.O. file:

D.O. file:

M.A. 6231

S.O. file:

Subject: LALA HAUNUI

Enclosures
checked

Date: 26.6.64

Previous ref.: Ours

Yours

Owing to sickness and the bad weather, I have not been able to do the inspection of the above settler's farm.

I expect to be able to get it done this coming week.

A handwritten signature in blue ink, appearing to read "H.A. Stott".

H.A. Stott
FIELD SUPERVISOR

No.97

91

23/6/44

Date:

6231

File:

✓

Envelope:

To the Custodian of Securities:

LALIA HANUWI

Please surrender the following documents for temporary removal.

Regd No.

Documents

Reason

Copy of Lease

For Solr's personal
(F90)

[Handwritten signatures]

Signature:

[Handwritten signature]

Received:

[Handwritten signature] 1/7/44

Returned:

POTTS & HODGSON

SOLICITORS

JAMES THOMAS HODGSON

22 JUN 1964
CLERK
ROTORUA

6231.

90.

P.O. BOX 18
TELEPHONE 375

KING STREET,
OPOTIKI,
NEW ZEALAND

19th. June, 1964.

The District Officer,
Department of Maori Affairs,
Private Bag,
ROTORUA.

Dear Sir:

re L. HAUNUI :

We have been approached by Mr. A. P. Crowley who desires to take a sub-lease of the land at present leased by the Board to the above-named. These Blocks comprise Nos. 138,139, 316,317 and 474, Parish of Waiotahi. We understand that the head lease has five years to run with a right of renewal for a further 21 years, and our client wishes to sub-lease this land for the whole of the unexpired term. The rental payable will be £250 per year plus any increase in the rent of the head lease on renewal.

Mr. Crowley is farming land adjoining this and is anxious to take in Mr. Haunui's property to give him a full economic unit. He has made arrangements to lease additional stock and is now in a position to stock both farms adequately.

It would be appreciated if you would advise whether or not the Department would be prepared to confirm the sub-lease and also forward us a copy of Mr. Haunui's lease for perusal. As our client desires to proceed with this at an early opportunity, your co-operation in giving an early reply would be appreciated.

Yours faithfully,
POTTS & HODGSON

A.D. Development

Shane Jimmy

NFS:LMT

Please refer to the copy of lease for perusal. See when we will have to apply to S.M.A for consent.

per:- *[Signature]*

[Signature]

89.

M/V RENEWAL CERTIFICATE

(Branch)

M.A. 6231

NEW ZEALAND GOVERNMENT



No 527947

Ministry of Maori Affairs

STATE FIRE AND ACCIDENT INSURANCE OFFICE

Branch

12 JUN 1964

31 MAR 1964 19

COMPREHENSIVE MOTOR-VEHICLE POLICY

The Insured having applied for the renewal of the Policy detailed below the said Policy is hereby renewed for TWELVE MONTHS from due date.

P. W. WRIGHT

Branch Manager.

Due Date 4 p.m. on	Policy No.	Description and Make of Vehicle	Purpose for Which Vehicle is Used	PREMIUM	
31/3/64	4/58986	1958 David Brown Tractor	General farm work	Gross	£ 2.16.11
Name and Address of Insured	H.M.Q. (DMA) re		(Unit 6231)	No Claim Bonus	£ 1.: 2.10
	Mr. L. Haunui,			Net	£ 1.14.: 1
	Kutarere R.D.,			Earthquake and War Damage	£ : 2.: 3
	WHAKATANE.			Premium Payable	£ 1.16.: 4
			Amount Insured Ensuing Year		
			£ 225		
			Passenger Cover		
			£		

On payment of the above-mentioned Premium an official numbered cash receipt will be issued.

File
12/6

2d1

100 pads/7/62-55834 W

88

ROTORUA


OPOTIKI

M.A. 6231

LALA HAUNUI

27.5.64

1. The abovenamed called recently and advised that he desired to sublease his farm to Mr Allan Growley. Haunui was advised to see his solicitor and have the solicitor draw up a suitable sub-lease and forward to this office for consideration by the Board.
2. Before the Board Of Maori Affairs will approve a sub-lease to a European, the Board has to be satisfied that there is no Maori willing and able to be granted a sub-lease and that there are no breaches of covenants of the lease.
3. M.A. 530 Property Inspection Report is enclosed and you should arrange for an immediate Property inspection. When returning the Property Inspection Report, your recommendations are required and these should cover the point as to whether there is any suitable Maori requiring this land.


(O. J. Thomas)
for District Officer

D - 10/7/64

No.97

87

File: 6251

Envelope: _____

Date: _____

To The Custodian of Securities.

MORTGAGOR: J. Hannini

Please forward the following documents.

Donas
Signature in full

Regd. No.	Documents	Reason
	Envelope	Personal
	Custodian Envelope received	

...

The above documents are forwarded herewith.

Encl.

Peter Skuhne
15/5/64
Custodian of Securities.

WHAKATANE

ROTORUA

M.A.

OPOTIKI DAIRY CO. : ARREARS SCHEDULES

29.1.64

21.1.64

1. Charles Boynton : M.A. 1217:

For the month of November the Dairy Company only made a payment of £65, but the amount should have been £80. The Dairy Company has been advised to increase our repayment by £15 next month.

2. Lala Haunui : M.A. 6231:

The Dairy Company has been advised to pay £25 i.e. February £15 March £10. This amount is sufficient to meet rent. The settler will pay his own Insurance.

3. Karauria Herewini : M.A. 6310:

The assignment on the above settler has been cancelled as the property is in the course of being released from Pt XXIV. Please advise if repayments are still required.

M.O. Guthrie
Resident Officer

Records

Attach to MA 6231

Am
16/3

26.8.64

A. Bull credit in A. 26.8.64. Please pay £8/5/- to M.T. being ment. due for period 14/64 - 30/9/64

Donner.
12/3/64

ROTORUA

WHAKATANE

M.A. 6231

LALA HAUNUI : SUPPLY NO. 365

22.11.63

1. With reference to your letter dated 11 November 1963 regarding deductions on the Settlers cream cheque, it is noted that you have sent the letter to the Rangitaiki Plains Dairy Co. As Haunui is farming in the Opotiki district, it is more than likely that he is supplying the Opotiki Dairy Co., and not the Rangitaiki Plains Dairy Co. Please advise.

15/11 16/11

Don
(H. N. Davy)
for District Officer

Wh. M. C. James

DEPT. OF MAORI AFFAIRS
PLAINS DISTRICT
6 MAR 1964
Date

*But arrears are £8/5/- There is
a credit of £9/2/- in account. Please
not sent to 31/3/64 of £8/5/-*

ROI

10045

*11/3/64
£8-5-0*

Mr Bull

or 9.2.0

27/2/64

*Please pay £8-5-0
to Mr T being sent owing to 31/3/64
or his letter.*

*Don
27/2*

84

6231

M.A. 6231

P.O. Box 26,
WHAKATANE.

11 November, 1963.

Maori Affairs
12 NOV 1963
CLERK
ROTORUA

The Secretary,
Rangitaiki Plains Dairy Co.,
EDGECUMBE.

Dear Sir,

LALA HAUNIA : SUPPLY NO 365

At present there is an assignment of £56 on the above supplier's cream proceeds in favour of this Department.

This is in excess of requirements and it would be appreciated if you would make an adjustment so that the following amounts are received:

October	£10
November	£10
December	<u>£ 5</u>
	<u>£25</u>

Yours faithfully,

[Signature]
M.O. Guthrie
Resident Officer

District Office.
ROTORUA.

Copy for your information.

Re yours 3.10.63.

In this case it is considered that rent only should be obtained per cream proceeds.

[Signature]
M.O. Guthrie
Resident Officer

~~Mr Stott,
Maori Affairs
OPOTIKI~~

Copy for your information. Advise Haunia accordingly and ensure that he does understand that he is responsible for rates and insurance.

*Mr Stott
to note above
14/11*

[Signature]
M.O. Guthrie
Resident Officer

*Mr McGarvey
Above has been sent to wrong Dairy Co. Should be Opatiki Dairy Co (if records are correct)*

Please quote this number in any correspondence

STATEMENT OF ACCOUNT
DEPARTMENT OF MAORI AFFAIRS

83



Please retain this statement for information and record

FILE
M.A.
6231

STATEMENT OF MORTGAGE ACCOUNT AT / /19

6231

ROTORUA.

Balance shown on previous statement	£
Add DEBITS—Interest	£
Other	£
Less CREDITS—Transfer from Repayment Account	£
(See below)	
Balance of mortgage now owing	£

Dept. of Maori Affairs
RECORDS
8 NOV 1963
CLERK
ROTORUA

TIPUNA & LALA HAUNUI,
% CAMPBELLS STORE,
WAIOTAHU.

Date	Reference	Particulars	Debits	Credits	Balance
1/4/63		Balance as per last statement			22. 11. 3 -
JUN 11	1,593.	V. INS. POL. 4/58986 DJE 31/3/63	1. 15. 1		20. 16. 2 CA
		V. " " " 4/419084 " " " "	3. 9. 2		17. 7. 0 CA
JUL 18	2,801.	V. INS POL 4/58986	1. 15. 1		15. 11. 11 CA
JUL 31	3,230.	V. RENT WAIOTAHU 138,139 & 474	8. 5. 0		7. 6. 11 CA
AUG 1	83,556.	R. REFUND PREM OVERPAID		1. 15. 1	9. 2. 0 CA

*Statements returned undelivered by post office:
12/11/63*

DEPARTMENT OF MAORI AFFAIRS
STORES
11 NOV 1963
SECTION
ROTORUA

Please examine this statement carefully. If it is not correct kindly communicate with:
"The District Officer, Department of Maori Affairs, Private Bag," at the town indicated above.

Please keep this Statement for information and record.

ROTORUA

WHAKATANE

MA 6231

LALA HAUNUI

3.10.63

1. The above named has a lease of Lot 133, 139 and 474 of Parish of Waiotahi for 42 years from 1.10.48.
2. At 31.3.63 his current account was in credit to the extent of £22,16.3.
3. A 306 was prepared for the settler for the season which showed the following details:-

Insurance	£5
Rent	25
	<hr/>
Total	£30

A copy of the 306 has already been sent to you.

4. According to the 305 the Department has an assignment on Haunui's cream proceeds amounting to £150 per year, which is much in excess of our requirements. It seems to us that as Haunui has repaid his development debt to the Department it may be advisable to cancel our assignment, ^{should be able to} provided he can meet his annual repayments such as insurance, rent and rates, which would probably come to approximately £50.
5. Would you please investigate the position, and if you consider that Haunui can meet these items from his own resources please arrange to cancel our assignment and advise us accordingly.

B/mv 7/11/63

mm
(P. McGarvey)
for District Officer

Mr. M. Garvey

Please see O'Neil's comments folio 80.

If Lala Karami can pay rent, make insurance when demanded etc can be closed. Amend 305. and take up with whatrolane.

P. 2/10/17

DEPARTMENT OF MAORI AFFAIRS
No. 08352
Accounts Revenio

1. Rates due 31/3/63 paid £ 5. 4. 3
Rent due to 30/9/63 paid £ 8. 5. 0
A further £ 8. 5. 0 new ten.

2. These are the only payments to be made and total 16. 10. 0
5. 4. 3
21. 14. 3

3. Why is assignment taken for £ 30
4. Why is shown as 6 x £ 25 on 1/3/63

5. Normally the credit in this ap. would have been paid out and Jola Hauviri made responsible for payment of rent and insurance

6. Is there a new policy to hold onto these accounts and collect sufficient proceeds to meet rent and insurance?

7. If so it may as well be extended to include rates. However, I cannot see the necessity.

8. The following ap. have to be reopened to collect money for rent and insurance.

Pui Paora MA 5223
P. Puhane MA 4260
T. Nahiva . . . 6334
J. Turupa . . . 4285.

9. If intended to pay rent please assume instruction at F 56 is cancelled and not demand from us not denied

H. Hauviri
30/9/63

79

ACTION SHEET - REVIEW - MA 305
306 .

FILE REF. 6231

PRESENT POSITION Place tick in appropriate column		satisfactory	unsatisfactory	ACTION TO BE TAKEN All items ticked in second column require action.
		(a)	(b)	
1	LEVEL OF PRODUCTION (a) up (b) down on last year		✓	
2	WILL POTENTIAL BE REACHED WITHOUT FURTHER CAPITAL EXPENDITURE (a) yes (b) no	✓		
3	MORE LAND REQUIRED (a) no (b) yes	✓		
4	ACTION REQUIRED TO INCREASE PRODUCTION (a) no (b) yes	✓		
5	STOCK MANAGEMENT	✓		
6	PASTURE MANAGEMENT	✓		
7	TENURE (a) secure (b) insecure	✓		
8	TENURE TO BE TAKEN (a) no (b) yes	✓		
9	FARM (a) economic (b) uneconomic	✓		
10	MORE FINANCE (a) no (b) yes	✓		
11	is all available finance committed (a) no (b) yes		✓	
12	can balance of authority be committed with loan limit (a) yes (b) no	✓		
13	REPAYMENTS	✓		
14	DEBT REDUCTION	✓		
15	MAINTENANCE OF IMPROVEMENTS	✓		
16	INSURANCE	✓		
17	FARMER - Personal Element	✓		
18	FUTURE PROSPECTS	✓		
19	REPLACEMENT OF FARMER (a) no (b) yes	✓		
20	RELEASE TO (a) fixed repayments (b) funded bank account			<i>No debt.</i>
PREPARED		ACTION APPROVED		
<i>William...</i> Clerk - Development.		<i>James</i> Admin. Officer		
		Development Officer		
		Field Supervisor		

OTHER ACTION TO BE TAKEN

78 FARM REVIEW STATEMENT

Year ended 31 May 1962

D.O.	6231
H.O.	

(Typ. 1½)

MARK WITH AN "X"
THE APPROPRIATE
ALTERNATIVE
PARA. 9.

DEVELOPMENT SCHEME Name of Account	Whakatohea	Locality
---------------------------------------	------------	----------

1	PERSONAL DETAILS OF FARMER	Surname	HAUNUI	SEX	AGE	DEPENDENTS	M	51	11	
		Christian Names	LALA							
		Address								

2	LAND DETAILS	Description	Area	Tenure	Annual Rent	Term including right of renewal	N.Z. Gazette Reference
		a. Parish of Waiotahi Lot 138-50:0:00				yrs from	No. 133 of 1939
		b. " " Lot 139	50:0:00			42 yrs from 1.10.48	P. 2990
		c. 474	12:1:30		Lease £17.0.0	yrs from	
		d.				yrs from	
TOTAL			TOTAL				

3	VALUATIONS	F/S	Date	Unimproved	Improved	Capital	Field Supervisor's valuation as at date of review	Unimproved	Improved	Capital
		Govt. Valn	24.6.59	£220	£2615	£2835		£220	£2615	£2835
		Value of Stock £ 1030			Value of Plant £ 460			Total		£4325

4	FINANCIAL	Amount	Term	From	Annual Instalment	Balance Due	As at	
		a. Stock and Chattels	£	yrs		£	£	: :
		b. Improvem'ts-Dept.	£	yrs		£	£	: :
		c. Improvem'ts-Owners	£	yrs	Current	£/c	£22 cr	31 :3 '62
		d. Suspensory Loan	£	Granted on		Written off on		LIMIT OF ADVANCES

5	REPAYMENTS	a. Dairy proceeds: £150 p.a. from Supply No. 368 of the Opotiki Dairy Coy. at (percent)	Bonus	£	July	£	Jan	£
					Aug	£	Feb	£
					Sept	£	Mar	£
					Oct	£	Apr	£
					Nov	£	May	£
					Dec	£	Jun	£
					Man. Res.	£		
b. Assignment: £ p.a. from farm proceeds served on due								
c. Other repayments: £ p.a.								

6	SECURITIES	a. Mortgage No.	b. Bill of Sale No.	expiring:
		c. 100% Dairy Order dated:	d. Assignment of Farm Proceeds	dated:

7	INSURANCES	Dwellings	Cowshed	Implement Shed	Wool Shed	Garage- plant	Other Improvem'ts	Tractor	Other Plant	Total	
		4/419084 4/58906 Existing Recom'd	1180	350			180		516	50	2276
			1180	350			180		400	50	2160

8	EMPLOYER'S LIABILITY POLICY	Details if applicable

9	DEGREE OF CONTROL RECOMM'D.	Budgetary	<input checked="" type="checkbox"/>	Periodic	Frequency of supervisor's visits: monthly
		Funded bank acct.	<input type="checkbox"/>	Security review only	
		Close			

10	PRODUCTION	Year Ending 31 May	DAIRY				SHEEP AND CATTLE			
			Cows Milked as at 15 Jan	Total lb.	Average lb. per Cow	lb. per Acre Grassed	lb. of Wool Produced	Lambing Percentage	Number of Livestock Sales	
		1959	48	7354						
		60	45	8451						
		61	42	10115						
		62	38	8300	218	76				

11	PRODUCTION POTENTIAL	With present farmer and approved expenditure	12,000 lbs of butterfat
		With an average efficient farmer	14,000 lbs of butterfat

MARK WITH AN "X" THE APPROPRIATE ALTERNATIVE PARA, 13, 15, 17, 18.

(Typ. 1.)

12	STOCK AND PLANT	STOCK	Previous Tally (1)	Value £	Present Tally (2)	C.M.V. £	Remarks <small>Comment on decrease in stock numbers, values, etc.</small>	
		Bulls ..	2	60	3	40	Settler controls all stock sales	
		Cows ..	49	1225	42	850		
		Heifers ..	7	175	5	100		
		Yearlings ..			5	40		
		Calves ..	5	50				
		TOTAL DAIRY RUN STOCK ..						
		PIGS ..	10	40				
		Rams ..						
		Ewes ..						
		Hoggetts ..						
		Lams ..						
		TOTAL SHEEP TOTAL				1030	(1) Previous tally taken as at: (2) Present Tally as at: 26.3.62	
	PLANT	Description				Other Plant		
	Milking plant	3 cow Gane				Trailer		
	Separator ..	Lister				Horse Mower		
	Tractor ..	David Brown				Stacker		
						Tedder		
13	PHYSICAL REPORT	a. Access					CONTOUR (area)	acres
		By metalled road 4 miles from Opotiki - Whakatane Highway 11 miles from Opotiki.					Wheel Tractor	72
		b. Shelter .. Natural contour					Crawler Tractor	25
							Too steep	15
		c. Water supply					TOTAL	112
		From spring to reservoir and reticulated to farm					UTILISATION	acres
		d. Reversion .. Nil					Good pasture	50
							Fair pasture	60
		e. Erosion .. Nil					Run out pasture	
							Crop	
		f. Noxious weeds, pests					Natural	2
		Some ragwort - well controlled					TOTAL	112
		Small amount of blackberry					DEVELOPMENT	acres
		g. Power						
		<input checked="" type="checkbox"/> installed <input type="checkbox"/> available, not installed <input type="checkbox"/> not available						
		CONDITION AND ADEQUACY OF IMPROVEMENTS:					Developed	110
		1. Fencing					Undev. (but suit.)	
		Boundary fence 7 wire - good					Unsuitable	2
		4 wire subdivisions good					TOTAL	112
		2. Water supply					SUPPLEMENTARY FEED	
		Good supply all year					Bales, hay	650
		3. Buildings					Acres, silage	
		Kept in good condition House tidy					Crop: summer	
		Cowshed and piggery clean					Crop: winter	
		4. Drainage					MANURE	
		Natural into swamp					Was manure applied last year?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
		5. Other					If so, amount(tons)	8
14	ESSENTIAL WORK NEEDED TO PROTECT SECURITY	(a) Fencing to be maintained at present standard						
		(b) Ragwort and blackberry to be kept under control						
		(c) Manure to be applied annually						
15	COMMENTS	Personal Element	Tenure	Stock Management	Pasture Management	Farm	Future Prospects	
		<input checked="" type="checkbox"/> satisfactory	<input checked="" type="checkbox"/> secure	<input checked="" type="checkbox"/> good	<input checked="" type="checkbox"/> good	<input checked="" type="checkbox"/> economic	<input checked="" type="checkbox"/> good	
		<input type="checkbox"/> unsatisfactory	<input type="checkbox"/> insecure	<input type="checkbox"/> average	<input type="checkbox"/> average	<input type="checkbox"/> potentially econ.	<input type="checkbox"/> average	
				<input type="checkbox"/> poor	<input type="checkbox"/> poor	<input type="checkbox"/> uneconomic	<input type="checkbox"/> poor	
16	GENERAL REMARKS	Include details of improvements completed during year. A good hard working man farming on sandy rolling country.						
		Further roading and ploughing for pasture renewal done						
17	RECOMM'D.	Tenure to be Taken	More Land Needed	More Finance Needed	Release Recommended	Farmer to be Replaced	Other Recommendations	
		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Farm to remain under Part XXIV	
							C. Sorensen	
18	ACTION SHEET M.A. 308 PREPARED	Yes No Not Necessary		Signed: _____		Development Officer Date		

NOTES

M.A. 306 is to be completed only where expenditure from Vote Funds is to be made.

Complete parts (A) and (B) only for farms where capital expenditure is to be made from Vote Funds.

Financial authority levels are:

up to £2,000 – D.O. and A.D.O.

up to £10,000 – Secretary

over £10,000 – Minister

76.

MA. 6231.

Development.

Rent on A/C LALA HUNIA ^{HANUNI} £ 8-5-0

Lease of WAIOTAHU LOTS 139, 139, & 474.

Can this be paid from the Unit

~~Block A/C?~~

Demand. Attached.

DEPT. OF MAORI AFFAIRS	
CLAIMS SECTION	
RECEIVED	
17 JUL 1963	
Ref. to	T/V M/S
Date	

Peruse my mem. 8/5/63

Pl Brady
15/7/63.

ROI

3230 11/8/63.

No 497040

NEW ZEALAND



GOVERNMENT

M/V RENEWAL CERTIFICATE

(Branch)

6/14

*Recd by file
see*

STATE FIRE AND ACCIDENT INSURANCE OFFICE

TAURANGA

Branch

MA 6231
Dept. of Maori Affairs
RECORDS
14 JUN 1963
CLASS
ROTORUA

8 APR 1963

19

COMPREHENSIVE MOTOR-VEHICLE POLICY

P. W. WRIGHT

The Insured having applied for the renewal of the Policy detailed below the said Policy is hereby renewed for TWELVE MONTHS from due date.

Branch Manager.

Due Date 4 p.m. on	Policy No.	Description and Make of Vehicle	Purpose for Which Vehicle is Used	PREMIUM
31/3/63	4/58986	1956 DAVID BROWN TRACTOR	GENERAL FARM USE	Gross £ 2 : 14 : 0
Name and Address of Insured	DEPARTMENT OF MAORI AFFAIRS/ Mr L. Haunui, Kutarere, R.D., WHAKATANE		Amount Insured Ensuing Year	No Claim Bonus £ 1 : 1 : 8
			£ 275	Net £ 1 : 12 : 4
			Passenger Cover	Earthquake and War Damage £ : 2 : 9
			£ XXX	Premium Payable £ 1 : 15 : 1

Class 2d1

On payment of the above-mentioned Premium an official numbered cash receipt will be issued.

100 pads/6/61—39526 W

A



Dept. of Maori Affairs
RENEWAL Certificate

RECORDS

17 JUN 1963

CLERK

OFFICE

STATE FIRE AND ACCIDENT INSURANCE

SPRING STREET,

TAURANGA,

P.O. Box 212

Telephone 2647

This Certificate RENEWS the Policy of Insurance described below for
TWELVE MONTHS from due date.

NOTE—A fire insurance policy is a contract of indemnity only, which means that in the event of loss not more than the actual value at the time of the fire is payable.

Amount Insured	Premium	Earthquake and War Damage Premium	Total Premium
1960	2--9--6	·19--8	3--9--2

D.M.A. RE L. HAUNUI.
UNIT 6231,

4/419084.MA
31ST MAR,
TAURANGA.

Policy No.
Due Date (4 p.m.)
Branch/Agency.

1963

Interest insured, and Situation.

BDGS, OHIWA RD, OPOTIKI.

MR. L. HAUNUI,
KUTARERE, R.D.,
W H A K A T A N E.

Certificate No.

4017

Received the Premium, £ _____ : _____ : _____ on ____/____/196__

Agent.

TO BE USED ONLY WHEN NO OFFICIAL STATE FIRE CASH RECEIPT IS ISSUED

73

MA 6231

A. D. Development.

ROI

2/2/63
11336 8.50

Rent on A/c. LALA HUNIA, 8.50

lease of NAIOTAHU LOTS, 138, 139 & 474 ~~has~~

~~been paid to D.A.A.~~ is outstanding.

Can this be paid from the unit
black a/c?

30.4.7 br.

B MT A/c's

15/3/63

Mr. Thomas.

Demand attached. Is folio 56
correct re forwarding of demands?

B 18/3/63

DEPT. OF MAORI AFFAIRS	
CLAIMS SECTION	
RECEIVED	
19 MAR 1963	
Ref. to	
Date	

Please let me have rent demand.
to authorize payment from unit a/c

TV M's
please pay
attached new demand
19/3

Thomas
18/3/63

No. 170

72

Dept. of Maori Affairs
 RECORDS
 -9 JAN 1963
 CLERK
 ROTORUA

BUTTERFAT PRODUCTION 1962-63

FARMER: Hounui

File No: 6231

FACTORY: Opotiki

Supply No: 365

Period:	Cows in Milk	Butterfat lbs	Test	Monthly Total	Running Total
June 1st					
2nd					
3rd				_____ lbs	_____ lbs
July 1st					
2nd					
3rd	<u>9</u>	<u>70</u>	<u>41</u>	<u>70</u> lbs	_____ lbs
Aug. 1st	<u>21</u>	<u>182</u>	<u>42</u>		
2nd	<u>28</u>	<u>240</u>	<u>41</u>		
3rd	<u>32</u>	<u>276</u>	<u>39</u>	<u>698</u> lbs	<u>768</u> lbs
Sept. 1st	<u>38</u>	<u>236</u>	<u>39</u>		
2nd	<u>39</u>	<u>230</u>	<u>40</u>		
3rd	<u>40</u>	<u>264</u>	<u>42</u>	<u>730</u> lbs	<u>1498</u> lbs
Oct. 1st	<u>42</u>	<u>305</u>	<u>40</u>		
2nd	<u>43</u>	<u>334</u>	<u>40</u>		
3rd	<u>43</u>	<u>396</u>	<u>40</u>	<u>1035</u> lbs	<u>2533</u> lbs

Total Butterfat to 31.10.61 (Last Season) 2821 lbs

Estimated season's total 1962/63 7500 lbs

No. cows still to calve 31.10.62 NIL

No. empty and dry female stock 2 yr & over at 31.10.62 2

GENERAL COMMENTS:

This farm is situated on light sandy country on the Ohiwa Harbour and is showing the effects of the present bad season.

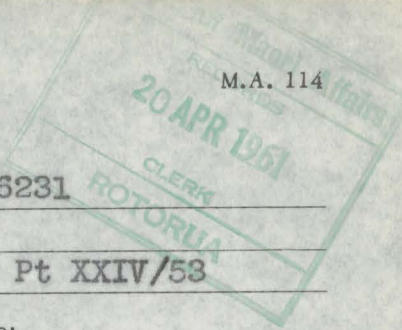
The cows calved down in good condition but lack of pasture growth in the late August-September period has held back production.

Date: 20 / 11 / 1962

B. Jensen
S.F.S.
8-11-62

Field Supervisor.
H.M. Davis

PROPERTY INSPECTION REPORT



File No. 6231
 Lease No. _____
 Class: Pt XXIV/53
 If Mortgage: _____

Estate, Mortgagor or Lessee LALA HAUNUI

Block: Lots 138-139-474 WAIOTAHU

Locality: 12 miles from Opotiki on Ohiwa Harbour
(Locality sketch to be attached if necessary.)

Area: 112 acres: 1 rood:30 perches

Occupier: Lessee

Address: _____

Tenure: 21 years from 1.10.1948

Annual Rental: £17 (5% of U.V. in 1939)

Arrears of Rent, if any: _____

Provision for Compensation for Improvements: No

Right of Renewal: 21 years

Special Covenants: _____

Term: Years from

Amount of Advance: _____

Date of Advance: _____

Balance Owing: _____

Date: _____

Method of Repayment: _____

Arrears, if any: _____

Amount of Insurance: _____

Company: _____

Branch: _____

Chattels Covered by Bill of Sale, if any: _____

GOVERNMENT VALUATION

Date: / /19

	Capital	Unimp.	Build's	Other Imp.
Owner				
Lessee				
TOTAL ..				

Date of Inspection:

/ /19

Reasons for Inspection: Annual

REPORT

1. Access and Situation: By 4 miles metalled road from main Opotiki Whakatane Highway 11 miles from Opotiki

2. Conformation: Twenty acres of flat land balance of farm rolling country. Some of the hill face crawler country.

3. Type of Farming: Dairying

4. (See back).

Next inspection: _____
 Position sheet noted: _____
 Review register noted: _____
 Insurance in order: _____
 Fee fixed: _____
 Fees register noted: _____

Time: _____
 Milage: _____

Estates Clerk
Date

Field Supervisor
Date

4. State of Development

and Pastures:

Mainly rye clover and paspalum - they are in good condition.

5. Subdivision and Fences-

Type and Condition:

Mostly five wire fences battened, in fair state of repair. Are being maintained. Boundary fence good order.

6. Drainage:

Mostly natural except for front 5 or 6 acres which are subject to tidal flooding.

7. Noxious Weeds

and Rabbits:

A few ragwort plants but being controlled.

8. Buildings (Nature and Condition):

Cowshed and house in good order with surroundings clean. Implement shed getting old.

9. Water Supply and Other Improvements:

Good supply - gravity fed from spring

10. Improvements effected since last inspection:

11. Breaches of Covenants:

Nil

12. General and Special Remarks:

A good Maori farmer who works well and maintains his farm in good order. He is gradually raising the standard of his farm. Butterfat produce is showing a rise on last season of 1500 lbs.

REVIEW OF FORMS 305 & 306:1962.

SETTLER: *Lala Hammi*

1. Desk Officer's Remarks on Policy:

- (a) Potential *12000* lbs butterfat, 1961/62 estimate *1700* lbs below potential.
- (b) Farmer. Satisfactory/~~Unsatisfactory~~.
- (c) Debt at 31.3.1962.
- (d) Debt reduction Satisfactory/Unsatisfactory.
- (e) Production Satisfactory/~~Unsatisfactory~~. *1900* up on last season.
- (f) Recommendations.

2. District Review Committee.

- (a) Production 60/61 lbs butterfat.
- " 61/62 (Estimate) Satisfactory/Unsatisfactory
- (b) Will potential be reached without capital expenditure? Yes/No.
- (c) Is capital expenditure recommended?
- (d) Insurance Adequate/Inadequate.

3. Action to be Taken:

- (a) Capital expenditure (i) Already approved : £
- (ii) Approval to be sought : £
- (b) Repayments to be:
- (c) Degree of Control: Budgetary/Close/Normal/R. S.
- (d) Tenure to be secured Yes/No.
- (e) Increased production necessary

Other: Specify.

Assignment to be reduced

No action

Reduce Ins. on tractor to £400

Mr. Stevenson

Pre arrange for reduction of disburse cover on tractor from £516 to £400. 19/1/52

Mr Douglas State Fire Office advised recently that reduction for all motor vehicles is automatic until such time as policy is lapsed or cancelled. Refer MA. 2342 Folio 33.

FARM REVIEW STATEMENT

Year ended 31 May 1961

D.O. 6231
H.O.
11 APR 1961
ROTORUA

(Typ. 1½)

MARK WITH AN "X" THE APPROPRIATE ALTERNATIVE PARA. 9.

DEVELOPMENT SCHEME Name of Account	WHAKATOHEA LALA HAUNUI	Locality	
---------------------------------------	---------------------------	----------	--

1	PERSONAL DETAILS OF FARMER	Surname	HAUNUI	SEX	AGE	DEPENDENTS
		Christian Names	Lala	M	50	11
		Address				

2	LAND DETAILS	Description	Area	Tenure	Annual Rent	Term including right of renewal	N.Z. Gazette Reference
		a Parish of Waiotahi	138 50:0:0	} Lease 17		42yrs from 1.10.48	No. 133
		b. " "	139 50:0:0			yrs from	of
		c. " "	474 12:1:30			yrs from	26.10.39
		d.	112:1:30			yrs from	P. 2990
TOTAL			TOTAL				

3	VALUATIONS	F/S	Date	Unimproved	Improved	Capital	Unimproved	Improved	Capital		
		Govt. Valn.	24.6.59	£ 220	£ 2615	£ 2838	Field Supervisor's valuation as at date of review		£	£	£ 2835
		Value of Stock £ 1560		Value of Plant £ 515		Total				£ 4900	

4	FINANCIAL	Amount	Term	From	Annual Instalment	Balance Due	As at	
		a. Stock and Chattels	£	yrs		£	£ 18 Cr.	31:3:61
		b. Improvem'ts-Dept.	£	yrs		£	£	: :
		c. Improvem'ts-Owners	£	yrs		£	£	: :
		d. Suspensory Loan	£	Granted on	Written off on	LIMIT OF ADVANCES £		

5	REPAYMENTS	a. Dairy proceeds: £ 150 p.a. from Supply No. 365 of the Opotiki Dairy Coy. at (percent)	Bonus	£	July	£	Jan	£	
		b. Assignment: £ served on due	c. Other repayments: £ p.a.	Man. Res.	£	Aug	£	Feb	£
				Oct	£	Apr	£		
				Nov	£	May	£		
Dec	£	Jun	£						

6	SECURITIES	a. Mortgage No.	b. Bill of Sale No. 563/57 expiring: 62
		c. 100% Dairy Order dated: held	d. Assignment of Farm Proceeds dated:

7	INSURANCES	4/419084	Dwellings	Cowshed	Implement Shed	Wool Shed	Garage Plant	Other Improvem'ts	Tractor	Other Plant	Total
		4/58986	1180	350			180		516	50	2276

8	EMPLOYER'S LIABILITY POLICY	Details if applicable
---	-----------------------------	-----------------------

9	DEGREE OF CONTROL RECOMM'D.	Budgetary	Periodic	Frequency of supervisor's visits: Monthly
		Funded bank acct.	<input checked="" type="checkbox"/>	Security review only
		Close		

10	PRODUCTION	Year Ending 31 May	DAIRY			SHEEP AND CATTLE			
			Cows Milked as at 15 Jan	Total lb.	Average lb. per Cow	lb. per Acre Grassed	lb. of Wool Produced	Lambing Percentage	Number of Livestock Sales
		'59	48	7354					
		'60	45	8451					
	'61	42	10115	241	92				

11	PRODUCTION POTENTIAL	With present farmer and approved expenditure	14,000 B/F
		With an average efficient farmer	16,000 B/F plus 100 ewes

MARK WITH AN "X" THE APPROPRIATE ALTERNATIVE PARA, 13, 15, 17, 18.

(Typ. 1.)

12	STOCK AND PLANT	STOCK	Previous Tally (1)	Value £	Present Tally (2)	C.M.V. £	Remarks Comment on decrease in stock numbers, values, etc.		
		Bulls ..	2		2	60			
		Cows ..	55		49	1225			
		Heifers ..	6		7	175			
		Yearlings ..	7						
		Calves ..	-		5	50			
		TOTAL DAIRY RUN STOCK ..							
		PIGS ..			10	40			
		Rams ..					L. Haunui		
		Ewes ..					N.M. Davis		
		Hoggetts ..							
		Lambs ..							
		TOTAL SHEEP TOTAL			15	10	(1) Previous tally taken as at: 13.6.60 (2) Present Tally as at: 27.2.61		
		PLANT	Description			Other Plant			
		Milking plant	3 Cow Gane			Trailer Tedder			
		Separator ..	Lister			Horse mower			
		Tractor ..	D. Brown			Stacker			
13	PHYSICAL REPORT	a. Access	By metalled road 4 miles from Opotiki - Whakatane Highway. 11 miles from Opotiki.				CONTOUR (area)	acres	
		b. Shelter ..	Natural				Wheel Tractor	72	
							Crawler Tractor	25	
							Too steep	15	
		c. Water supply	From spring to reservoir				TOTAL	112	
		d. Reversion ..	nil				UTILISATION	acres	
		e. Erosion ..	nil				Good pasture	50	
							Fair pasture	60	
		f. Noxious weeds, pests	Some ragwort but well controlled Small amount of blackberry				Run out pasture		
							Crop		
							Natural	2	
							TOTAL	112	
		g. Power	<input checked="" type="checkbox"/> installed	<input type="checkbox"/> available, not installed	<input type="checkbox"/> not available		DEVELOPMENT	acres	
		CONDITION AND ADEQUACY OF IMPROVEMENTS:						Developed	110
		1. Fencing	Boundary fence 7 wire good Subdivision 4 wire battened good				Undev. (but suit.)		
							Unsuitable	2	
		2. Water supply	Good supply all year round				TOTAL	112	
		3. Buildings	Kept in good condition				SUPPLEMENTARY FEED		
							Bales, hay	15 acres	
		4. Drainage	Natural into swamp				Acres, silage	-	
							Crop: summer	-	
							Crop: winter	-	
		5. Other					MANURE		
							Was manure applied last year?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
							If so, amount(tons)	6	
14	ESSENTIAL WORK N'DED TO PROTECT SECURITY								
15	COMMENTS	Personal Element	Tenure		Stock Management		Pasture Management	Farm	Future Prospects
		<input checked="" type="checkbox"/> satisfactory	<input checked="" type="checkbox"/> secure	<input checked="" type="checkbox"/> good	<input checked="" type="checkbox"/> good	<input checked="" type="checkbox"/> economic	<input checked="" type="checkbox"/> good		
		<input type="checkbox"/> unsatisfactory	<input type="checkbox"/> insecure	<input type="checkbox"/> average	<input type="checkbox"/> average	<input type="checkbox"/> potentially econ.	<input type="checkbox"/> average		
				<input type="checkbox"/> poor	<input type="checkbox"/> poor	<input type="checkbox"/> uneconomic	<input type="checkbox"/> poor		
16	GENERAL REMARKS	Include details of improvements completed during year A good hard working man farming on rolling country							
17	RECOMM'D.	Tenure to be Taken	More Land Needed	More Finance Needed	Release Recommended	Farmer to be Replaced	Other Recommendations		
		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
18	ACTION SHEET M.A. 308 PREPARED	Yes No Not Necessary	Signed: _____					Development Officer	Date

6f FARM PROGRAMME

(refer to notes in right-hand column)

D.O. 6231

H.O.

(Typ. 1½)

A. PROGRAMME OF WORK AND REMARKS

Now that the debt is nearly paid off plans should be made for next season to use the increase in revenue on further improving your farm. More manure used will produce better and more productive pastures which will enable you to increase your herd and production.

Surname HAUNUI
Christian Names: LALA

NOTES
To be completed only where capital or revenue payments are required from Vote Funds.
Complete in full for all farms on budgetary control.
Complete Parts A, B, C, only for farms where capital expenditure only is made from Vote Funds.

Programme extends over _____ years
1st 2nd 3rd 4th 5th
Year of Programme

D. ESTIMATED EXPENDITURE

				£
Living allowance				
Casual labour				
Shearing, dipping, crutching ..				
Manure—Topdressing				
Cropping				
Seeds				
Haybaling				
Contract work				
Cartage				
Farm stores				
Shed expenses				
Electricity				
Herd testing, A.I.				
Rates				
Insurance				5
Rent				17
Tractor fuel and oil				
Repairs —Buildings				
and Maintenance—Fences				
—Water supply				
—Tractor, truck				
—Milking plant				
—Shearing plant				
—Implements				
—Other				
Stock Purchases.....				
.....				
.....				
Accountancy fees				
Telephone and mail				
Sundries—S.S. tax.				
TOTAL FARM EXPENDITURE				22
Interest current account				
Repayments on I/M				
Repayments for value of impvts.				
SEASONAL SURPLUS				
TOTAL				22

B. CAPITAL PAYMENTS

COWS	BULLS	STEERS	HEIFERS	Item	Superv. Recom.	Dist. Off. Decn.
EWES	RAMS	WETHERS	LAMBS	Stock—Cattle		
				Sheep		
			ACRES	Fencing		
			ACRES	Clearing		
			ACRES	Cultivation, Grassing, etc.* ..		
				Implements		
				Buildings		
				Sundries		
				TOTAL		

*Including manure

L. Haunui : :
Occupier Date

N.M. Davis 27 : 2:61
Supervisor Date

C. Sorenson

C. WORKS AUTHORITY

Minute No.	Dated	Amount
B.M.A.		£
D.M.L.C.		£

B.M.A. authority being sought.
 D.M.L.C. authority being sought.

D. FINANCIAL AUTHORITY

Authority Given For		
Total	Capital	Seasonal
£	£	£

Authority for £ RECOMMENDED TO SECRETARY/MINISTER

H.O. Authority No. _____
Amount £ _____
District Officer. _____

D. ESTIMATED INCOME £

Butterfat.....lbs. @.....	22
Last years bonus	
Wool.....lbs. @.....	
Ewes	
Wethers	
Lambs	
Pigs @.....d. per lb. B/F	
Bobby calves	
Cattle	
Crops	
Other Receipts (specify)	
TOTAL RECEIPTS	
SEASONAL DEFICIENCY	
TOTAL	22

67

Dept. of Maori Affairs
M.A. 114
RECORDED
55 JUL 1962
CLEAN
TORU

PROPERTY INSPECTION REPORT

File No. 6231
Lease No. PART XXIV/53
Class: _____
If Mortgage: _____

Estate, Mortgagor or Lessee LALA HAUNUI

Block: LOTS 138-139-474 WAIOTAHU
Locality: 12 miles from Opotiki on Ohiva Harbour
(Locality sketch to be attached if necessary.)
Area: 112 Acres: 1 Rood: 30 Perches
Occupier: Lessee
Address: _____
Tenure: 21 years from 1:10:48
Annual Rental: £17 (5% of U.V. in 1939)
Arrears of Rent, if any: _____
Provision for Compensation for Improvements: No
Right of Renewal: 21 yrs
Special Covenants: _____
Term: Years from

Amount of Advance: _____
Date of Advance: _____
Balance Owing: _____
Date: _____
Method of Repayment: _____
Arrears, if any: _____
Amount of Insurance: _____
Company: _____
Branch: _____
Chattels Covered by Bill of Sale, if any: _____

GOVERNMENT VALUATION

Date: / /19

	Capital	Unimp.	Build's	Other Imp.	Date of Inspection:
Owner					/ /19
Lessee					
TOTAL ..					

Reasons for Inspection: Annual

REPORT

- Access and Situation: 4 miles by metalled side road from Opotiki - Whakatane main highway. Farm is 11½ miles from Opotiki township
- Conformation: Consists of 20 acres of flat land rising through rolling country to steep sidlings on eastern and southern boundary.
- Type of Farming: Dairying.
- (See back).

Next inspection: _____
Position sheet noted: _____
Review register noted: _____
Insurance in order: _____
Fee fixed: _____
Fees register noted: _____

Time: _____
Milage: _____

Estates Clerk
Date

Field Supervisor
Date 26-6-62

Handwritten notes:
Mrs. [unclear]
Do note on records a diary for my 3 yrs [unclear]
② always in I.P.

4. State of Development

and Pastures: 50 acres of good pastures of rye clover and paspalum.
Remainder on the steeper facings fair pasture with some fern and fireweed.

5. Subdivision and Fences-

Type and Condition: Internal fencing mainly 4 and 5 wires posts and some battens.
All stock proof.
Boundary fences good condition 7 wire, concrete posts and battened.

6. Drainage:

Natural contour

7. Noxious Weeds and Rabbits:

Some ragwort and blackberry - being controlled.

8. Buildings (Nature and Condition):

Cowshed clean neat and tidy.
House clean - surroundings tidy.
Implement shed old but clean

9. Water Supply and Other Improvements:

Good supply - gravity fed from springs to troughs and cowshed.

10. Improvements effected since last Inspection:

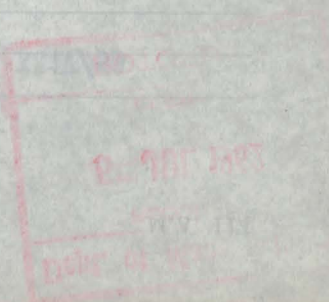
15 chain of eastern boundary renewed with concrete posts and battened.
4 acres of pasture renewed.

11. Breaches of Covenants:

nil

12. General and Special Remarks:

A Maori farmer who cleared and grassed most of this property and is now slowly improving existing improvements. Stock is in good order and well fed and being wintered on the rougher parts of the farm. Butterfat production was slightly down this season due to dry spell in the spring.



Dev. Off. ^{no memo}

Since F-56 the following payments have been made

23/2/62	Renewal Bill of Sale (F60)	10/-
4/4/62	Ins Prem 4/419084*	3-9-2
	4/58986	1-17-5

& there is now £16-9-7 credit left in this a/c.

The attached rent demand has not been paid (original demand sent to Lola as per F56.)

Please approve payment & advise regarding Cr. balance of £8-4-7 which would then remain.

MS
18/6/62

*Mr Douglas
obtain credit mention but if
Lola meets future notes insurance
then refund credit. Seeing for 6 m.*

Blup 24/4/62

Blup 8/5
also / 67
Mr. Douglas
I have passed rent demand. Please investigate disposal of credit.

23/7/62

Mr. Douglas

Mr. A. 306 draws £22 exp for rent & dis.
credit can be held & assignment
advanced accordingly. Ple approve.

20/9/62

P.O. Dev.
This is a direction of F56 to close this account, & possibly we should proceed to do this. However we will most likely spend quite a bit of time closing rent since I think Mr. Douglas's suggestion best. Please advise

18/10/62

65

ROTORUA

LATA HAUNUI Field Supervisor. OPOTIKI

8.5.62

M.A. 6231

- 1. Three copies of M.A. 114 Property Inspection Report are attached.
- ... 2. Please complete and return two copies as soon as possible.

Encl.

(B.F. Munro)

For District Officer

B/c Mun 24/6/62.

64.

J. HEARD



STATE FIRE AND ACCIDENT INSURANCE OFFICE

SPRING STREET, TAURANGA 6th March, 1962.

P.O. Box 212
Phone 2647

Dept. of Maori Affairs
RECORDS
8-MAR 1962

Please quote	Or when calling ask for
EBW/AJ	Miss Wood

The District Officer,
Department of Maori Affairs,
Private Bag,
ROTORUA.

Dear Sir,

LALA HAUNUI, KUTARERE: YOUR REF.MA.6231

May I have a reply to my letter of 19th February
on the above-mentioned subject please.

Yours faithfully,

P. W. Wright
MANAGER.
Per:

*A.O. Dev.
Do note please.*

A.S.

*Pruned initials of 5/3
folio 62
83.*

*Note: folio 62 not
initialled but
Dev. Officer has signed
original
Berry
12/3.*

No. 97

62

Date: 16-2-62

File: MA 6231

Envelope: _____

To the Custodian of Securities.

Lala Haumi

Please surrender the following documents for temporary removal.

Regd No.

563/57

Documents

~~B/Sale~~

Reason

Renewal

And Renew with
Bo 16-2-62

Signature: _____

L. W. Maher

Received: _____

L. W. Maher

Returned: _____

L. W. Maher
3/62

622
AT:ZA


A. 6231

5 March 1962

The Branch Manager,
State Fire & Accident Insurance Office,
P.O. Box 212,
TAURANGA.

LALA HAUNUI - YOUR REF. EW/DN

1. We hold policies 4/58986 and 4/419084 in the name of this Department as mortgagor of the above settler.
2. We have in the past, corresponded with your office with regard to this settler's insurance. Would you refer to your memorandum of 20.9.60, your reference AWA/JT and our reply of 28.9.60.


(B.F. Munro)
for District Officer



61

Dept. of Maori Affairs
REC
21 FEB 1962
CLERK

STATE FIRE AND ACCIDENT INSURANCE OFFICE

SPRING STREET, TAURANGA 19th February 1962

P.O. Box 212
Phone 2647

Please quote | Or when calling ask for

EW:DN	Mr Wood
-------	---------

The District Officer,
Department of Maori Affairs,
Private Bag,
ROTORUA.

Dear Sir,

LALA HAUNUI KUTARERE : YOUR REF: M.A.6231

I am unable to trace any records for the above-mentioned person. Will you please advise policy numbers, or his exact location, so that a comprehensive search may be made.

Yours faithfully,

P. W. Wright
MANAGER

Per: 

A. E. [Signature]
[Signature] 62 refers.
[Signature]

ROTORUA

HAMILTON

BILL OF SALE RENEWALS

22.2.62

1. Would you please arrange for the following Bills of Sale to be renewed with the Registrar, Supreme Court of N.Z, Hamilton. After noting is completed correctly please return the documents to this office.

		Reg.No.	Fee
a.	B. Karaitiana	388/57	10/-
b.	H. Te Whaiti	387/57	"
c.	W. Te Miha	386/57	"
d.	Taikata Iki	485/57	"
e.	Raymond Hataraka	486/57	"
f.	Chris Turei	517/57	"
g.	W. Hauwai	516/57	"
h.	L. Hauwai <i>Hauwai</i>	563/57	"
i.	T. Matakuaire	552/57	"
j.	S. Douglas <i>n/t.</i>	596/57	10/6

2. A cheque for £5.0.0 payable to the Registrar Supreme Court Hamilton is enclosed to cover cost of renewals, *together with a further cheque for 10/6 to defray cost of fees for S. Douglas.*

(D. M. Forsell)
for District Officer

Encls.

Required

Mr. Moffatt
District Solicitor
Please note B.O.S. 563/57
should not have been
renewed. Please advise
R. Moffatt

Please see folio 56.
This B/Sale should not have
been renewed. Rem
J. 30/4/62

DOCUMENT FOR EXECUTION

Assistant

The ~~Maori~~ Trustee/District Officer.

The attached instrument is submitted for execution or consent.

Land, estate, and/or document affected:

*Bill of Sale Reg. No. 563/57
from Rala Haunui to Her Majesty The Queen*

Short precis of document for execution or consent:

affidavit on Renewal

All entries relating to this transaction have been duly made, and it is in proper order and form for execution.

W. J. McNeill

Officer authorised to certify.

22 / 2 / 62.

ENTRIES

Noted on lease-card:

Noted on rent-card:

Rent paid to

Amount of fee paid: £

Executed:

[Signature]
22 / 2 / 62.

Consent subject to following conditions:

Other fees: £

To be paid by or debited to

Notice to Valuation Department:

No. 97

58

Date: 16.2.62.

File: MA6231

Envelope: _____

To the Custodian of Securities.

Lala. Haunui

Please surrender the following documents for temporary removal.

Regd No.

Documents

Reason

56 3/57

B/sale

Renewal

Spod began with
16-2-62

Signature: L. W. Male

Received: L. W. Male


Returned: _____

13 February 1962

The Branch Manager,
State Fire & Accident Insurance Office,
P.O. Box 212,
TAURANGA.

LALA HAUNUI - INSURANCE

1. Please note your records that all premium demands for the above settler are to be forwarded direct to him. Address: Mr Lala Haunui, Kutarere.


(B.F. Munro)
for District Officer

jk.

Custodian
If there are any policies
in this settler's envelope would
you please attach for perusal.
Herbert
1/3/62

10 Dec.

(1) This account is in credit - held for Rent £16-10-0 and insurance £4-10-0. Actually premiums are £5-12-3

(2) B/S would be due for re registration this year.

(3) Why cannot

(a) B/Sale be allowed to lapse.

(b) S.F.O. be advised to transfer insurance

(c) Rent be paid direct to M Trustees

10/12/62

~~Don't offer~~
This should be done.
Note that while Mrs. [unclear] must go to [unclear], Mrs. [unclear] must still be in name of B.M.A.

~~Mr. Perry~~

✓ (a) B/Sale - note that it is not to be renewed.

✓ (b) Advise S.F.O. to fund premium demands direct to settler.

✓ (c) Advise M.T. etc to fund rent demands to settler.

District Solicitor.

Noted
L.W. [unclear] 18.12.62
9/12/62

Please note BOS. 563/57 for this settler not to be renewed.

Mr L. Maher.
Please note B/Sale Register.

10/12/62

M.T. Accounts

Please forward all rent demands direct to
Lela Hamini, C.P.O. Opotiki Kutarere.

Noted
10/12/62

55
BUTTERFAT PRODUCTION 1960-61

FARMER: L. Hounui File No: 6231

FACTORY: Opotiki Supply No: 365

RECORDS
Running
Total: 365
17th Dec 1961
CLERK
ROTORUA

Period:	Cows in Milk:	Butterfat lbs	Test:	Monthly Total:		
June 1st						
2nd						
3rd					lbs	lbs
July 1st						
2nd						
3rd	<u>7</u>				lbs	lbs
Aug 1st	<u>9</u>	<u>22</u>	<u>27</u>			
2nd	<u>15</u>	<u>102</u>	<u>35</u>			
3rd	<u>21</u>	<u>231</u>	<u>40</u>	<u>365</u>	lbs	lbs
Sept 1st	<u>26</u>	<u>291</u>	<u>37</u>			
2nd	<u>29</u>	<u>377</u>	<u>40</u>			
3rd	<u>32</u>	<u>400</u>	<u>41</u>	<u>1078</u>	lbs	lbs
Oct 1st	<u>37</u>	<u>421</u>	<u>39</u>			
2nd	<u>39</u>	<u>429</u>	<u>37</u>			
3rd	<u>40</u>	<u>528</u>	<u>43</u>	<u>1378</u>	lbs	<u>2821</u> lbs ✓
Total Butterfat to 31.10.59						<u>3017</u> lbs ✓
Estimated season's total (1960/61)						<u>8500</u> lbs
No. cows still to calve 31.10.60						<u>6</u>
No. empty and dry female stock 2 yr & over at 31.10.60						<u>NIL</u>

Noted 18/10/1960

GENERAL COMMENTS:

farm

This/is situated on very light coastal country

and has been effected by the very dry period.

The maintaining of production in this case is good.

Date: 15 / 11 / 1960

Field Supervisor

n. m. [Signature]

REVIEW OF FORMS 305 & 306 : 1961.

SETTLER: *Lala Hannii.*

1. Desk Officer's Remarks on Policy:

- (a) Potential *14000* lbs. butterfat, 1960/61 estimate *10115* lbs. ⁴⁰⁰⁰ below potential. *with AEF 16000 plus 100 ewes.*
- (b) Farmer. Satisfactory/Unsatisfactory.
- (c) Debt at 31/3/1961. *£18 Credit.*
- (d) Debt reduction. Satisfactory/Unsatisfactory.
- (e) Production. Satisfactory/Unsatisfactory. *1664* up *down* on last season.

(f) Recommendations:

Increased revenue (now that debt repaid) to be used for manure to improve pastures.

2. District Review Committee.

- (a) Production, 59/60 *8451* lbs. butterfat.
" 60/61 *10115* (Estimate)
- (b) Will potential be reached without capital expenditure? Satisfactory/Unsatisfactory.
Yes/No.
- (c) Is capital expenditure recommended?
- (d) Insurance. Adequate/Inadequate.

3. Action to be Taken:

- (a) Capital expenditure. (i) Already approved : £
(ii) Approval to be sought: £
- (b) Repayments to be:
- (c) Degree of Control: Budgetary/Close/Normal/R.S.
- (d) Tenure to be secured. Yes/No.
- (e) Increased production necessary.

Other: Specify.

*Should be encouraged to breed more calves.
Debt repaid so repayments not required.
Rent only direct to Maori Trustee.
B/S to be released.*

REVIEW STATEMENT FOR YEAR ENDING 31 MAY 19.60

Whakatōhea Development Scheme. Name of Account: 6231
 Locality: Ohiwa E 12 Miles Opotiki

1. Personal Details of Farmer: Name: Lala Haunui Sex: _____ Age: 49 No dependants: 11
 Address: _____

2.	Land	Block	Survey Dist.	Area	Title	N.Z. Gazette Reference
(a)	Lot 138. Parish of Waioatahi	HK II	Opotiki & VII & Whak.	50.0.00	Maori	No. 133.26.10.39 P2990
(b)	" " " "	"	"	"	"	" " "
(c)	Lot 139 " " " "	I	Opotiki & VII Whak.	50.0.00	Maori	" " "
(d)	Lot 17 " " " "	"	"	"	"	" " "
(e)	Lot 474 Parish of Waioatahi	"	"	12.1.30	"	" " "
TOTAL				112.1.30		

3.	Tenure: Status	Type of Lease	A/Rent	Term of Lease	Compensation	Limit of Advance	
						Year	Amount
(a)	Leasehold	% of u.v./c.v.	£	() years from	%	19	£
(b)	Leasehold	% of u.v./c.v.	£ 17	(21) years from 1.10.48	nil %	19	£
(c)	Leasehold	% of u.v./c.v.	£	() years from	%	19	£
(d)		% of u.v./c.v.	£	years from	%	19	£
(e)		% of u.v./c.v.	£	years from	%	19	£
TOTAL			£	Right of renewal 21 years			

4.	Financial Accounts	Amount	Term	A/Instal.	Int. Rate	Balance A/c as at 31.3.60
(a)	Stock and chattels ...	£	years from	£	%	£
(b)	Improvements/Development	£	years from	£	%	£ 102 Dr.
Suspensory Loan at £			granted on			: Written off on

5. Method of Repayment—
 (a) £ 150 p.a. from Supply No. 365 of Opotiki Dairy Co. at Opotiki [%]
 (b) £
 (c) £ p.a. from assignment of farm proceeds served on Due:

6. Timing of Repayments from Dairy Proceeds—Sept £; Oct £ 25 ; Nov £ 25 ; Dec £ 25 ; Jan £ 25 ;
 Feb £ 125 March £ 25 ; Apr £; May £; June £; July £; Aug £; Bonus £;
 Man. Res. £

7. Valuations—(a) Govt. Valn. dated: 24/6/59; U.V. £ 220 Impts. £ 2615 C.V. £ 2835
 (b) F/S Valn. as at date of review: U.V. £ 220 Impts. £ 2615 C.V. £ 2835
 Stock £ 1815 Plant £ 850 Total £ 2665

8. Securities—Mtge. No's. Held ; B.O.S. No. 563/57 Expiring on 1962 ;
 100% Dairy Order dated; Assign. of Farm proceeds dated:

9. Insurance—Policy No's.: State Fire: 4/419084 M/V 4/59896

---	Dwlg.	C/Shed	I/Shed	W/Shed	Garage	Plant Other Impts.	Tractor	Other Plant	Total
Existing ...	£1180	£ 350	£ 200	£	£	£ 180	£ 516	£ 50	£ 1960
Recommended by F/S ...	£	£	£	£	£	£	£	£	£

10. Employer's Liability Policy: [Details where applicable]: Nil

11. Degree of Control Recommended: Budgetary/Funded-Bank-A/c./Close/Periodic/Security review only.
 Frequency of Supervisor's visits: One a month

12. Production—

Year Ended	Dairy				Sheep and Cattle		
	Cows Milked 15 Jan.	Butterfat Total in Lbs	Lbs per Cow	Lbs Per Acre of Grass	Wool Produced in Lbs	% of Lambing	Livestock Sales No's.
31/5/57							
31/5/58							
31/5/59	<u>48</u>	<u>7354</u>					
31/5/60 (Est.)	<u>45</u>	<u>8880</u>					

13. Production potential with present unit and approved expenditure:
No expenditure required.

14. Livestock and Plant Stock

Stock: Type and Description	Previous Tally on / /	Present Tally as at 30/4/60	REMARKS (Inclusive of Comment on Decreases in Stock Tally)
Bulls	2	2	
Dairy Cows	53	55	
Heifers		6	
Yearlings	6	7	
Calves	10	nil	
Total Dairy Stock	71	71	
Total Run Cattle			
Rams		-	
Ewes		-	
Hoggets		12	weathers
Lambs		-	
Total Sheep		12	

Plant: Type and Description—Milking plant: 3 cow Gane Stock and Plant Tally Correct:
 Separator: Lister Tractor & Trailer
 Tractor: D. Brown (Signed): L. Haunui
 Horse Mower Implements: Samson Stacker Litter Farmer: / /

Physical Report:

(a) Access: By metal Rd. 4 miles from Main Rd. 11 miles from Opotiki

Topography	Utilisation	State of Development
Area in flat:	Good grass:	Area in grass: 110
Area rolling: 112	Fair grass: 110	Undeveloped } but suitable: }
Area steep:	Rough feed: Swamp	Unsuitable: 2 Swamp
	Natural: 2 ac.	
Total	Total	Total 112

(g) Control Required of—
 Noxious Weeds: Yes/No
 Rabbits: -Yes/No
 Erosion: Yes/No

New pasture: acres.

(h) Improvements	Condition			Adequacy		
	Good	Average	Poor	Adequate	Inadequate	Action
(i) Pasture	Fairly Good					
(ii) Fencing	Adequate & Fairly Good					
(iii) Drainage	Natural 5-6 acres subject to Tidal Flood					
(iv) Water supply	from Springs & Drains					
(v) Buildings	Good Repair.					
(vi) Other						

16. Essential Work Needed to Protect Security:

17. Comment:

(a) Personal element	.....	.....	.....	.....	.....	Satisfactory/Unsatisfactory.
(b) Tenure	.....	.....	.....	.....	.....	Secure/Insecure.
(c) Stock management	.....	.....	.....	.....	.....	Good/Average/Poor.
(d) Pasture management	.....	.....	.....	.....	.....	Good/Average/Poor.
(e) Farm	.....	.....	.....	.....	.....	Economic/Uneconomic.
(f) Future prospects	.....	.....	.....	.....	.....	Good/Average/Poor.—

18. General Remarks (Including details of improvements completed since last M.A. 105 completed):

10 acres of scrub land cleaned and regrassed.
 20 chains of new fencing erected and 10 chains re-erected,
 new diggers erected - all drains cleaned.

19. Recommendations:

(a) Tenure to be secured?	Yes/No	
(b) More land needed?	Yes/No	
(c) More finance needed?	Yes/No	(M.A. 105A to be completed if Department is making either seasonal or capital payments for farmer.)
(d) Release recommended?	Yes/No	
(e) Farmer to be replaced?	Yes/No	
(f) Other recommendations:		

(Signed) H.A. Stott
 Supervisor: 13/6/60

Action to be taken at District Office:

	Date of Completion	Initials
(a) Tenure to be secured
(b) More land to be made available
(c) Submission for finance to be made
(d) Release action to be started
(e) Insurance reviewed and action taken
(f) Expenditure within limit of advance

(Signed)
 Development Officer: / /

UNIT PROGRAMME

H.O. 15/3/685
D.O. M.A. 6231

NAME: LALA HAUNUI

NOTE—To be completed as to—

- (i) Part A, B, C, D, and E for all units on budgetary control, or funded bank account.
- (ii) Part A, B, and C only for all units where only part of the farm's revenue and capital payments are made by the Department.
- (iii) Part A only for those units on fixed repayments where further capital expenditure only is required.
- (iv) This form is not to be completed for units where no capital or revenue payments are required from the Department's vote funds.

Programme extends over.....years.
Year of programme—1st/2nd/3rd/4th/5th.

A. CAPITAL PAYMENTS—

				Super.'s Recomdn.	D.O.'s Decn.
Stock—Cows:.....	Bulls:.....	Steers:.....	Heifers:.....	£	
Ewes:.....	Rams:.....	Wethers:.....	Lambs:.....	£	
Fencing—Chains:.....	£	Clearing—Acres:.....		£	
			£	£	
Cultivation and grassing (including manure)—Acres:.....				£	
Implements				£	
Buildings				£	
Sundries				£	
			TOTAL	£	
Action to be taken: (a) BMA/DMLC approval to be sought				£	
(b) BMA/DMLC authority already held				£	

B. REVENUE PAYMENTS—

Stock—Cows:.....	Bulls:.....	Steers:.....	Heifers:.....	£	
Ewes:.....	Rams:.....	Wethers:.....	Lambs:.....	£	
Fencing—Chains:.....	£	Clearing—Acres:.....	£	£	
Topdressing—(Tons) Blood and bone:.....	Lime:.....	Super:.....		£	
Cultivation and regrassing—Acres:.....				£	
Shearing, dipping, and crutching				£	
Living allowance				£	
Rent: £ 17	Rates: £	Insurance: £ 5		£	22
Wages (details)				£	
Repairs and maintenance				£	
Sundries				£	
Funded Bank Account				£	
		Repayment &	INTEREST	£	128
			TOTAL	£	150

C. REVENUE RECEIPTS—

Butterfat: 8000	lb. £ 1000	Dept. ppn. £150		£	150
Wool:.....	bales:.....			£	
Stock—Cows:.....	Bulls:.....	Steers:.....	Heifers:.....	£	
Ewes:.....	Rams:.....	Wethers:.....	Lambs:.....	£	
Crops (specify)				£	
Sundries				£	
			TOTAL	£	150

REVENUE SURPLUS/DEFICIENCY: £

**D. ESTIMATES OF RECEIPTS AND EXPENDITURE
FOR YEAR ENDING**

<i>Income</i>	£	<i>Expenditure</i>	£
Butterfat: lb @		Living Allowance	
Last year's bonus		Interest current account	
Wool: lb		Repayments on i/m or for value of	
Ewes		impts.	
Wethers		Rents	
Lambs		Rates	
Pigs @ d. per lb B/F		Insurances	
Bobby Calves		Manure	
Cattle		Seeds	
Crops		Cartage	
Other farm income (specify)		Farm stores	
		Social security charge	
		Shearing, dipping, etc.	
		Shed expenses	
		Cultivation	
		Casual wages	
		Maintenance:	
		Buildings	
		Fencing	
		Water supply	
		Livestock replacements	
		Other expenses not mentioned above	
Total receipts	£.....	Total expenditure	£.....
Surplus	£.....		
(for income tax and other purposes)			

E. PROGRAMME OF WORK AND REMARKS

General farm maintenance
Attention to milking method as explained by Supervisor
Keep at the ragwort

Signatures:

Occupier: **L. Haunui**

Supervisor: **H.A. Stott**

Date:

Date: **13.6.60**

51.

Dept. of Justice
 RECORDS
 20 APR 1961
 CLERK
 ROTORUA

FIELD SUPERVISOR
From OPOTIKI

DISTRICT OFFICER
To ROTORUA

H.O. file: ...	D.O. file: M.A. 6231	S.O. file:
Subject: ...	LALA HAUNUI	
Date: ...	18.4.61	Previous ref.: Ours/Yours of Enclosures checked:

Please find enclosed M.A. 114 completed for Lala Haunui.

N.M. Davis

N.M. Davis
FIELD SUPERVISOR

Mr. Bull.

*Mr. Terry
24/4.*

*Register noted
File for next inspection 18/11/62
Due copy of 114 with top papers
24/4/61.*

Rev. 7/5/62

PROPERTY INSPECTION REPORT

File No. 6231

Lease No. _____

Class: Pt XXIV/53

If Mortgage: _____

Estate, Mortgagor or Lessee LALA HAUNUI

Block: Lots 138-139-474 WAIOTAHU

Amount of Advance: _____

Locality: 12 miles from Opotiki on Ohiwa

Date of Advance: _____

(Locality sketch to be attached if necessary.) Harbour

Area: 112 acres: 1 rood:30 perches

Balance Owing: _____

Occupier: Lessee

Date: _____

Address: _____

Method of Repayment: _____

Tenure: 21 years from 1.10.1948

Arrears, if any: _____

Annual Rental: £17 (5% of U.V. in 1939)

Amount of Insurance: _____

Arrears of Rent, if any: -

Company: _____

Provision for Compensation
for Improvements: No

Branch: _____

Right of Renewal: 21 years

Chattels Covered by
Bill of Sale, if any: _____

Special Covenants: _____

Term:.....Years from.....

GOVERNMENT VALUATION

Date: / /19

	Capital	Unimp.	Build's	Other Imp.
Owner				
Lessee				
TOTAL ..				

Date of Inspection:

/ /19

Reasons for Inspection: Annual

REPORT

1. Access and Situation: By 4 miles metalled road from main Opotiki Whakatane Highway 11 miles from Opotiki

2. Conformation: Twenty acres of flat land balance of farm rolling country. Some of the hill face crawler country.

3. Type of Farming: Dairying

4. (See back).

Next inspection: _____

Time: _____

Position sheet noted: _____

Milage: _____

Review register noted: _____

Insurance in order: _____

Fee fixed: _____

Fees register noted: _____

Estates Clerk

Field Supervisor

Date

Date

4. State of Development

and Pastures:

Mainly rye clover and paspalum - they are in good condition.

5. Subdivision and Fences

Type and Condition:

Mostly five wire fences battened, in fair state of repair. Are being maintained. Boundary fence good order.

6. Drainage:

Mostly natural except for front 5 or 6 acres which are subject to tidal flooding.

7. Noxious Weeds and Rabbits:

A few ragwort plants but being controlled.

8. Buildings (Nature and Condition):

Cowshed and house in good order with surroundings clean. Implement shed getting old.

9. Water Supply and Other Improvements:

Good supply - gravity fed from spring

10. Improvements effected since last inspection:

11. Breaches of Covenants:

Nil

12. General and Special Remarks:

A good Maori farmer who works well and maintains his farm in good order. He is gradually raising the standard of his farm. Butterfat produce is showing a rise on last season of 1500 lbs.

ROTORUA

FIELD SUPERVISOR,
OPOTIKI

M.A.6231

LALA HAUNUI

16.3.61

- ...
1. Three copies of M.A.114 Property Inspection Report are attached.
 2. Please complete and return two copies as soon as possible.

R.O.
(R.O. Fairweather)
for District Officer.

(Enc.)

Bu
16.4.61.
Rf

A.ET:KW

49

A. 6231:

28 September, 1960

Branch Manager,
State Fire & Accident Insurance Office,
Spring St.,
TAURANGA.

MOTOR VEHICLE INSURANCE.
Policy No. 4/ 58986.

Your letter of the 20th September is acknowledged.

The outstanding amount will be paid by this Department
as soon as a fresh demand is received.

²⁴
R. O. Fairweather
for District Officer.

~~STH~~
~~10/10~~
~~10/10~~

custodian's certificate.
Returned herewith is memo of terms of lease.

*Please receive for depositing in
Gov memo lease (in dup) - Tipu & Hamish
Lease was filed in 2/ - serial
13/10/60
13/10/60*

48



STATE FIRE AND ACCIDENT INSURANCE OFFICE

SPRING STREET, TAURANGA 20th September, 1960

P.O. Box 212
Phone 2647

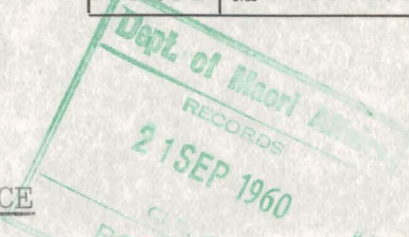
Please quote Or when calling ask for

AWM:JT Mr McConell

The District Officer,
Department of Maori Affairs,
Private Bag,
ROTORUA.

MOTOR VEHICLE INSURANCE

Further to my memorandum of the 25th August, I have to advise that policy number 4/59986, due 31/3, unit 6231, L. Haunui for £2. 3. 1. has not been paid. Please endeavour to have this matter finalised at your earliest convenience.



*h' Perry
P. check that not
hand in last few days
& if not ask S.F.O. to
forward demand &
fee will hang
22/9*

*Shd be 58986.
Refer folio 49
checked 23/9
not paid*

Ian K. Rickard
BRANCH MANAGER.

Per: *[Signature]*

Name of Settler:

LAWA HAUNU

File Reference: / /

6231

1960 - REVIEW OF FORMS M.A.105 AND 105A

(See Interim Advice No.194 Para.8)

1. RESIDENT OR DESK OFFICER'S REMARKS ON POLICY:

- (a) Potential: lbs butterfat: 1958/59 estimate lbs below potential
- (b) Farmer: Satisfactory/~~Unsatisfactory~~.
- (c) Development: Complete/~~Incomplete~~.
- (d) Debt Reduction: Satisfactory/~~Unsatisfactory~~.
- (e) Production 1958/59: Satisfactory/~~Unsatisfactory~~ 1500 up on last season down
- (f) Recommendations: *Security review only.*

2. DISTRICT OFFICER'S COMMITTEE REVIEW (DATED / /)

- (a) (i) Butterfat Production 1958/59 7354 lbs Satisfactory/Unsatisfactory.
- (ii) " Estimate 1958/60 8884 lbs Satisfactory/Unsatisfactory.
- (iii) Is Action Needed to Increase Production? Yes/No (See Para.3).
- (iv) Will Potential be reached without Capital Expenditure? Yes/No.
- (b) Repayments of £..... p.a. are: Satisfactory/Unsatisfactory (see para.3).
- (c) Degree of Control is: Appropriate/Inappropriate (see para.3).
- (d) Tenure is: Secure/Insecure (see para.3).
- (e) Settler's Husbandry is: Satisfactory/Unsatisfactory (see para.3).
- (f) Maintenance of Improvements is: Satisfactory/Unsatisfactory (see para.3).
- (g) Insurance is: Adequate/Inadequate (see para.3).
- (h) Personal Element is: Satisfactory/Unsatisfactory (see para.3).
- (i) In relation to Production Debt is: Less than / More than } (approx.) per lb. butterfat.
- (j) Is Further Capital Expenditure: (i) Needed? No/Yes. (ii) Recommended? No/Yes (see para.3).
- (k) Has All Available Finance Been Committed? Yes/No
- (l) Can Balance of Authority be Committed within Loan Limit? Yes/No.

3. ACTION TO BE TAKEN:

- (a) Capital Expenditure (i) £ Already approved by B.M.A./D.M.L.C. (ii) £ Approval to be sought from B.M.A./D.M.L.C.
- (b) Repayments to be: Unchanged/Increased/Decreased to £ p.a.
- (c) Degree of Control: Satisfactory/To be changed to: Budgetary/Close/Normal/R.S.
- (d) Tenure to be secured: No/Yes. (FHT, LHT, LIC)
- (e) Manure Reserve of £ is Satisfactory/To be changed to £ .
- (f) Farmer to be: Warned/Given Programme of Work/Replaced.
- (g) More Land to be Sought? Yes/No. Amalgamation with.....?
- (h) Insurance: Satisfactory/
- (i) Further Field Report needed on:-
 - (i) Measures to reach potential production? Yes/No.
 - (ii) Measures to secure tenure? Yes/No.
 - (iii) Revision of Occupation? Yes/No.
 - (iv) Completion of Development Programme? Yes/No.

ANNUAL REVIEW STATEMENT - UNITS

M.A.105

H.O.: 15/3/685.

D.O.: M. A. 6231.

1. Development Scheme: Whakatohea:

2. (a) Name: Lala Haunui 2(b) Sex: M 2(c) Age of person working the farm: 8

3. Dependents (Include wife & children): 9

4. (a) Legal Description: Waiotahi Parish
Lots 138 / 139. 474.
 (b) Area: 112-1-38
 (c) Locality & practical access: Good access at Ohira 11 miles from Opotiki.

5. Details of tenure: (a) Status: Leasehold. (b) Terms: Nature of lease: CV/UV
 Annual rent: _____
 Term of lease: _____
 Compensation: _____

6. Frequency of Supervisor's visits: Once a month:

7. Financial: (a) Limit of advance: £485.
 (b) Owners debt: £224.
 (c) Stock and chattels advance
 Amount: _____ Term: _____ Annual instal: _____ Int.rate: _____
 (d) Improvements/Development advance
 Amount: _____ Term: _____ Annual instal: _____ Int.rate: _____

8. Method of repayment: F. R. P. £150.

9. Supervisor's valuation as at date of review: (a) U.V. 220 Imp: 2615 Captl: 2835 Date: _____
 (b) Stock and Plant £ 1605
 £ 880 £ 2485
 £ 5290

10. Stock and Chattel security (No. & date of expiry): 563/57

	Existing	To be increased to (F/S to complete)
(a) Dwelling <u>1180</u>	£ <u>1180</u>	£ <u>Adequate.</u>
Cow shed <u>350</u>	£ <u>350</u>	£ <u>"</u>
Imp. Shed <u>200</u>	£ <u>200</u>	£ <u>"</u>
Woolshed _____	£ _____	£ _____
Garage _____	£ _____	£ _____
Plant <u>180</u>	£ <u>180</u>	£ <u>"</u>
Other Contents of Imp Shed. <u>50</u>	£ <u>50</u>	£ <u>"</u>

(b) Is tractor insured: Yes/No £516.
 (c) Does unit hold an Employers Liability Policy: Yes/No

12. Production: (If dairy state number of cows milked as at 15 January, and yield. If sheep state wool production and sales revenue.)
 (a) Last year: 7354 lbs. (48)
 (b) Est. for this year: 8,500 lbs.
 (c) Comment: _____

13. Production Potential with present Unit and approved expenditure: 10000 lbs.

14. Livestock & Plant

Stock: Type & Description	Previous Tally as at 1 / 3 / 58	Present Tally as at	Remarks (Inclusive of comment on decreases in stock tally)
Bulls.	1	2 (£80)	
Cows.	51	53 (£1325)	
Heifers. (Yearling)	5	6 (£120)	
Calves.	6	10 (£80)	
		<u>£1605.</u>	
Plant: Type & Description			
David Brown Tractor.	£400		
Tractor Trailer.	£40		
Mower.	£10		
Plough	£15		
Harrow.	£20		
Hayrake, Tedder, Sweep and Stacker.	£65		
Vats, Cans, heater	£300		
	<u>£850</u>		

Stock & Plant Tally correct
 (Signed) R. Haunui.
 Unit 24 / 6 / 59.

15. Physical Report:

(a) Conformation and stage of development: Area in grass 85
 Area undeveloped but suitable 7
 Area unsuitable 10
 New Pasture 10 this year

(b) Condition and adequacy of Improvements

- (i) Pasture Good - further 7 acres to be brought in.
- (ii) Fencing Good and adequate.
- (iii) Drainage Good except for approx 5 acres. Subject to tidal flooding.
- (iv) Water Supply Good supply from springs.
- (v) Buildings Adequate and in good repair.

(c) Noxious weeds Ragwort only. Control needed: Yes/No and is being carried out
 Rabbits Nil. Control needed: Yes/No

(d) General Remarks (Include details of improvements completed since last inspection and whether a reduction in the degree of control is recommended.)

Further fencing - draining, scrub - clearing and grassing of 10 acres.
Extension of cowshed - erection of piggaries
Occupier has lease and is on relaxed control.

(e)(i) Comment on failure of any good husbandry rules:

A good type of Maori Farmer.

(ii) Essential work necessary to protect security:

(Signed) J. Nyman
 Supervisor
 24 / 6 / 59

OFFICE ACTION

1. Review deficiencies under action.
2. Insurances increased.
3. Financial control in operation.

4. Expenditure is within limit of advance.

Development Officer

UNIT PROGRAMME

B. C. & E.

NOTE To be completed as to:-

- (i) Part A, B, C, D & E for all units on budgetary control.
- (ii) Part A, B & C only for all units where only part of the farm's revenue and capital payments are made by the Department.
- (iii) Part A only for those units on fixed repayments where further capital expenditure only is required.
- (iv) This form is not to be completed for units where no capital or revenue payments are required from the Department's vote funds, i.e., units on fixed repayments.

A. CAPITAL PAYMENTS

Stock - Cows: _____	Bulls: _____	Steers: _____	Heifers: _____	£ _____
Ewes: _____	Rams: _____	Wethers: _____	Lambs: _____	£ _____
Fencing - Chains: _____	£ _____	Clearing - Acres: _____	£ _____	£ _____
Cultivation and grassing (including manure) - Acres: _____				£ _____
Implements	...	...	...	£ _____
Buildings	...	...	...	£ _____
Sundries	...	...	...	£ _____
TOTAL				£ Nil

B. REVENUE PAYMENTS

Stock - Cows: _____	Bulls: _____	Steers: _____	Heifers: _____	£ _____
Ewes: _____	Rams: _____	Wethers: _____	Lambs: _____	£ _____
Fencing - Chains: _____	£ _____	Clearing - Acres: _____	£ _____	£ _____
Topdressing - (Tons) Blood and bone: _____	Lime: _____	Super: _____		£ _____
Cultivation and regrassing - Acres: _____				£ _____
Shearing, dipping and crutching	...	...	...	£ _____
Unit advances	...	...	...	£ _____
Rent: £ 17	Rates: £ -	Insurance: £ -		£ 17.
Wages (details):	...	...	...	£ _____
Repairs and maintenance	...	...	...	£ _____
Sundries	...	...	...	£ _____
INTEREST & Dept. repmt				£ 133
TOTAL				£ 150

C. REVENUE RECEIPTS

Butterfat: 8,500	lbs	£ 1065	Dept. ppn	5 paymts. of £30	£ 150
Wool: _____	bales	£ _____
Stock - Cows: _____	Bulls: _____	Ewes: _____	Rams: _____	£ _____	
Steers: _____	Heifers: _____	Wethers: _____	Lambs: _____	£ _____	
Crops (specify)	...	...	...	£ _____
Sundries	...	...	...	£ _____
TOTAL				£ 150	

REVENUE SURPLUS/DEFICIENCY: £

46

M.A. 7

28 MAR 1960

From	OPOTIKI	To	ROTORUA
H.O. file:		D.O. file:	M.A. 6231
Subject:	Re: LALA HAUNUI		
Date:	23.3.60	Previous ref.:	Ours/Yours of 2/2/60
		Enclosures checked:	

Herewith is a report on the progress made by this unit with the programme of work set out last September.

1. New Clearing & Grassing

The unit cleared some 10 acres of scrub last winter and he has sown this area in grass, and has had a good take of grass. He now has approximately 95 acres of his farm in grass.

2. Drainage

All main and subsidiary drains have been kept clear and open but the unit is still experiencing trouble with an area of flat that is subject to tidal flooding.

3. Topdressing and Ragwort Control

The unit has sown 8 tons of manure and intends putting on another 4 tons. Ragwort has been kept well in check by spraying.

4. Fencing Maintenance

Fences have been well maintained and a further 20 chains of new subdivision fencing erected.

5. Pig Management

New piggeries have been erected and 3 sows are being run, and the unit is paying more attention to this aspect of his farming programme.

6. Hay

20 acres have been cut for hay and ensilage and there is adequate winter supplementary feed for his herd.

7. Herd Management

46 cows have been milked this season and production to date July to January inclusive is 6,188 lbs an increase of 995lbs on last season's total for the same period when 48 cows were milked. He has 11 rising 2yr heifers to come in next season and should then milk 53 cows and heifers. He has kept 10 heifer calves and these are well grown and in good condition.

8. General

This unit is a hard-working type and is making satisfactory progress.

See 15/30/13
There are no more
starts on this Reg
file - check Reg
again 1.3.61
30/13

Bob
1.3.61

J. Nyman
 J. Nyman
 FIELD SUPERVISOR

45.

FIELD SUPERVISOR NYMAN
DEPT MAORI AFFAIRS
OPOTIKI

ROTORUA

M.A. 6231

LALA HAUNUI

2.2.60

Please advise the progress made regarding the programme
of work issued to the above unit on 21.8.59.

K

R.H. Bull
for District Officer

Refer 1/12/59.
[Signature]
2/12/60
[Signature]

WT:DW

44.

ROTORUA.

OPOTIKI.

M.A. 6231

LALA HAUNUI : M.A. 105 AND 105A.

28-9-1959

1. The programme of work set out by your Field Supervisor for the above unit is acknowledged.
2. This unit will be reviewed in 4 months' time.

*Refer file 43.
Blue 28/1/60*

h

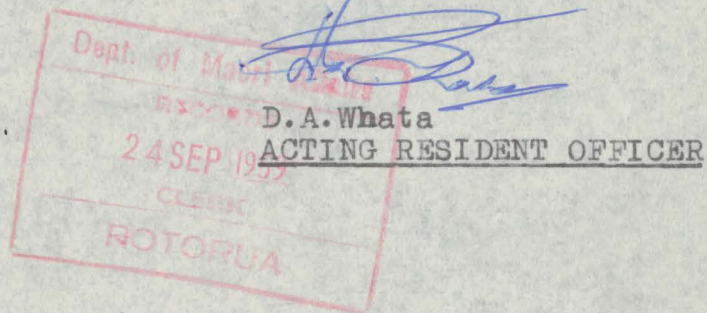
R.H. Bull
for District Officer.

H3

M.A. 7From ACTING RESIDENT OFFICER
OPOTIKITo DISTRICT OFFICER
ROTORUA

H.O. file: ...		D.O. file:	M.A. 6231	S.O. file:	W. 34
Subject: ...	LALA HAUNUI M.A. 105 and 105A				
Date: ...	21/9/59	Previous ref.:	Ours/Yours of	Enclosures checked:	

Herewith please find programme of work for the above unit.



H2

P.O. Box 163,
OPOTIKI.

21st September 1959

24 SEP 1959

CLERK
ROTORUA

Mr. Lala Haunui,
KUTAREKE.

PROGRAMME OF WORK

Herewith is a programme of work which I have set out for your guidance over the coming season. Your co-operation in the completion of this work is requested. As you are aware, you have now been placed on relaxed control which means that all further development work on your property, stock purchases and farm maintenance including the purchase of manure, have to be met from your share of farm revenue proceeds.

In my opinion you are now in a position to be able to do this, and as you have a lease it is essential that the property be satisfactorily farmed and the improvements maintained. However, I am available to give you any advice and guidance that you may require and will call on you once a month for that purpose.

The programme which I am setting you is as follows :-

1. Clear and grass 7 acres approximately of scrub land at the back of your farm. This area is all easy country and will add to the productive capacity of your farm.
2. Keep all drains on swamp flat area cleared and also new drain on tidal swamp flat.
3. You now have approximately 85 acres of pasture on your farm and to maintain this pasture in a reasonable productive state you require to apply at least 3 cwt per acre per annum or approximately 13 tons. In the past you have been receiving approximately 8 tons per annum from the factory, which was paid for from the Department's share of proceeds but this amount should now be increased. However, if you are unable financially to cope with it all this season, then you should endeavour to at least put on the 8 tons that you have done in the past, and the other 5 tons next season.
4. Ragwort is a weed that can be troublesome on your farm if not watched and for this purpose I would recommend that you use Hormophos which can be included as part of your topdressing manure order.
5. As you bring in further new country and further improve your pastures by topdressing, your potential carrying capacity can be increased, and to do this it is suggested that you endeavour to build up your herd numbers. This can be done by rearing more of your own herd replacements, as you have quite a decent herd of cows and could afford to keep more heifer calves from them, thus saving you the necessity of having to go "on the market" to build up.

The foregoing are the main points of management which I ask you to carry out and I feel that it will eventually be of benefit to you.

J. F. T. Nyman
J. F. T. Nyman
FIELD SUPERVISOR

WT:DW

41.

ROTORUA

OPOTIKI

M.A. 6231.

LALA HAUNUI- M.A. 105 AND 105A REVIEWS:

28-8-59

==

14-7-59

1. Please reply to mine of the above date.

A.
Ivan A. Hansen
for District Officer

*Refer folio 40.
B.P. 28/7/59
J.H.*

40.

WT:ET

ROTORUA

OPOTIKI

M.A. 6231

LALA HAUNUI : M.A. 105, 105A REVIEW

14.7.59

1. Please ask your Field Supervisor to set out a programme of work for the above unit and forward a copy of his instruction to this office.
2. Special reference should be given to bringing in further land and increasing herd which he can manage out of revenue.

A.
Ivan A. Hansen
for District Officer.

Revised 28/ VIII / 59
[Signature]

Lala Hammi.

6231.

- ① Production is steady at approx 8500. It should be maintained this season. ✓
- ② Debt is returning satisfactorily & is within limit of advance ✓
- ③ No change in repayment recommended
- ④ Supervision should be improved to increase production to 10000. Monthly visits recommended to Supervisor. ✓
- ⑤ Lease executed. ✓
- ⑥ Good farmer. Insurance adequate. Price of Impts. Good. Personal element good. ✓
- ⑦ Potential can be reached by closer supervision having in further land & increasing herd which he can manage out of revenue.
- ⑧ Debt in relation to production is good.

Request programme of work

~~127.~~

38

M.A. From ACTING RESIDENT OFFICER
OTIKITo DISTRICT OFFICER
ROTORUA

H.O. file: ...

D.O. file:

M.A. 6231

S.O. file:

Subject: ...

LALA HAUNUI

Date: ...

29/4/59

Previous ref.:

Ours/Yours of

Enclosures checked:

Ratuhoehoe Haunui is the same person as Lala Haunui
and in earlier records was referred to under that
name.

W. Thomas
Jury assign below
herewith for filing.

Please note confirmation of alias
above.

M

4 MAY 1959

J. Nyma
J. Nyma
FIELD SUPERVISOR

Dept. of Maori Affairs
RECORDS

30 APR 1959
CLERK

ROTORUA

136
37

ROTORUA

OPOTIKI

M. A. 6231

LALA HAUNUI

27.4.59

1. The Dairy assignment forwarded on above date is acknowledged.
2. We note that the assignment is in the name of Ratuhoehoe Haunui. According to our records the unit is Lala Haunui. Would you please therefore confirm that Ratuhoehoe is one and the same person as Lala. If this cannot be confirmed please advise the position.
3. The Dairy assignment will be held pending your advice.

B/af. 18.5.59
Sic 18/5/59

IA
Ivan A. Hansen
for District Officer.

135 310

Dep. M. Aff. Maori Affairs

29 APR 1959

From ACTING RESIDENT OFFICER
OF TIKITo DISTRICT OFFICER
ROTORUA

H.O. file: ...

D.O. file:

M.A. 6231

S.O. file:

Subject: ...

RATUHOEHOE HAUNUI

Date: ...

17/4/59

Previous ref.:

Ours/Yours of

Enclosures checked:

Herewith please find Dairy Assignment for Ratuhoehoe
Haunui as requested in your memo of 20/3/59.


 J. Nyman

ACTING RESIDENT OFFICER

~~133~~
35

ROTORUA

OPOTIKI

M. A. 6231

LALA HAUNUI

20.3.59

1. As we do not appear to hold an assignment over the cream proceeds in respect of the above person would you please arrange and forward same to this office together with the Dairy Company's acknowledgement for filing in the security envelope.
2. This will not affect the repayments operating at present.

IA
Ivan A. Hansen
for District Officer.

B/h. 20.4.59

~~132~~ 34

1 Custodian of Securities,

attached are

(a) Assignment

(B) Insurance Policies Nos

4/58986

4/419084

2 Lease documents may be filed under.

name of Haunui Bros or Tipuna
Haunui They are not in 2/- system
or in M. J. system.

P. Parker.
5/3/59

Dev Affairs

Above assignment returned
herewith. Assign signed Ratu Haunui
Assign by Lela Haunui required

of 11/3/59

7th October, 1958.

The Branch Manager,
State Fire and Accident Insurance Office.
P. O. Box 2012.
TAURANGA.

CLAIM ON TRACTOR INSURANCE.

1. The tractor used by Lala Haumui on his property at Ohiawa and insured under Policy No 4/58986 in the name of this Department as Mortgagee, has been subject to an accident.
2. This Department intends claiming for a sum necessary to repair the vehicle (our Supervisor's estimate is attached to the claim form.)

Prepared by B. J. Parker.

B/U. To Whakarewa to see if S. F. Inspector has called, or given the authority to have the work done.

Encl.

me
C. B. West.
For District Officer.

130/32

From ACTING RESIDENT OFFICER
O P O T I K ITo DISTRICT OFFICER
R O T O R U A

H.O. file: ...

D.O. file:

M.A. 6231

S.O. file:

Subject: ...

RE: TRACTOR INSURANCE - LALA HAUNUI

Date: ...

29/9/58

Previous ref.:

Ours/Yours of

Enclosures checked:

M.A.
Dept. of Maori Affairs
RECORDS
2-OCT 1958
S.O. file:
ROTORUA

The abovenamed called today and stated that he had met with an accident with his tractor while harrowing on his farm.

As his tractor is under Bill of Sale to the Department, and is, I understand, insured with the State Fire Insurance Company, I am enclosing State Fire Form 109, setting out details of the accident.

Action folio 131. - S.F. notified, and claim dispatched.

J. Nyman
J. Nyman
Acting Resident Officer

130 ~~127~~ 31

ROTORUA.

OPOTIKI.

M.A. 6231.M.H. 827.

LAND COMMITTEE SUBMISSIONS.

9/5/58.

- ... 1. Enclosed herewith are copies of the approved W.D.M.L.C. submissions in respect of Lala Hamui and Tini Paora.
- 2. In the case of Lala Hamui's submission please note that the present assignment is ^{to operate} ~~2 years~~ from 31/5/58, and the 100% dairy order is to be taken operative to the extent necessary to yield £25 per month from October to March inclusive.
- 3. Would you please forward a copy of your advice to the dairy company when the repayments are changed.

Encl.

rel. Parker
thank please.
6-10-18.

ed
C. R. West,
for District Officer

Rel.

M.A. 6231
H.O. File 15/3/685

Waiariki District Maori Land Committee

Whakatohea Development Scheme

Recommendation to amend a previous Submission

1. LAND Lot 138 Parish of Waiotahi
Lot 139 Parish of Waiotahi
Lot 474 Parish of Waiotahi
2. AREA 112 acres: 1 rood; 30 perches.
3. GAZETTED: N.Z. Gazette No. 133 of 26/10/39, Page 2990.
4. LOCATION: 12 miles from Opotiki on Ohiwa Harbour.
5. VALUATION: 1953 Government Valuation U.V. £163 Impts. £1650 C.V. £1,813.
Field Supervisors Valuation of 29.9.1955 U.V. £448 Impts £2,765; C.V. £3,213.
Field Supervisors Valuation of Stock and Chattels on the property in November 1957 Stock £657 Chattels £890.
6. Occupier and Lessee, Lala Haunui.
7. LOAN ACCOUNT AND PRODUCTION

	<u>1954-55</u>	<u>1955-56</u>	<u>1956-57</u>
Loan account	£273	£26	£485
Production	£6,133	£7,651	£7,564
Loan account Balance at 21.4.1958	-	£358. 4.10	Dr.
8. GENERAL. On the 26th November 1957 as per Serial Minute No. C608 the Waiariki District Maori Land Committee approved:-
 - (1) That the limit of Advances on the unit account of Lala Haunui be fixed at £500.
 - (2) That the present assignment operating on Lala Haunui's cream proceeds be amended and that a 100% Dairy Order be operative to the extent necessary to yield the Loan Account £25 per month, October to March inclusive.

It is now requested that recommendation (2) as quoted above be amended so that the fixed repayments of £25 per month from October to March inclusive commence from next season i.e. October 1958. The reason for this is that a drainage programme to save approximately 14 acres of good flat land from extensive deterioration by tidal action has been found to require urgent attention. It is estimated that this job will cost in the vicinity of £100 and as the unit is unable to pay this from his share of the cream proceeds it is proposed to debit the costs to his unit account. The original assignment of 50% of the proceeds which is at present still in operation can be left as it is until the end of this season, as it will yield more than the fixed repayments and will largely offset the additional expenditure charged to the account. The above charge will not put the unit account in excess of the approved limit of £500.

RECOMMENDATION

- (1) That the Waiariki District Maori Land Committee approve that Recommendation 2 of the Waiariki District Maori Land Committee submission approved per Serial Minute No. C 608 on 26.11.1957 be amended as follows:-

"That/

125 29

"That the present assignment operating on Lala Haunui's cream proceeds be amended as at 1.6.1958 and that a 100% Dairy Order be operative to the extent necessary to yield the loan account £25 per month from October to March inclusive. These repayments when in operation are to cover rent, interest charges and debt reduction only, the lessee meeting all other expenditure from his share of the proceeds.

(2) That the present assignment of 50% of the cream proceeds remain in operation until 31.5.1958.

G. W. Williams
Asst. District Officer
29 / 4 / 1958

COMMITTEE'S DECISION

<p>WAIARIKI DISTRICT MAORI LAND COMMITTEE</p> <hr/> <p>RECOMMENDATIONS AS ABOVE APPROVED</p> <p>Serial Minute No. C. 624</p> <p>29 APR 1958 Date: _____</p> <p><i>J. H. O'Brien</i> Chairman</p>
--

J. H. O'Brien

Records : Please file MA 6231 ¹²⁴ 28

OFFICE PHONE: 31M.

TELEGRAPHIC ADDRESS: "DAIRY"

OPOTIKI DAIRY ASSOCIATION LIMITED

ALL CORRESPONDENCE
SHOULD BE ADDRESSED
TO THE SECRETARY.

P.O. BOX 15.
OPOTIKI.

Dept. of Maori Affairs
25 FEB 1958
ROTORUA

20th. February, 1958.

Mr. Ratuhoehoe Haunui,
R. D. 3,
KUTARERE.

Dear Sir,

We have this day placed to your credit
the sum of £3.19. 9, being payment of amount due by
Opotiki Transport Co. for 82 lbs. cream spilt on
6/1/58.

Payment to you has been made as follows:-

20/2/58	Bank of New Zealand 50%	£ 1.19.11
20/2/58	Dept. of Maori Affairs 50%	£ 1.19.10
		<u>£ 3.19. 9</u>

UNIT 6231
~~Livias Amos~~

A/238895
26/2/58

Yours faithfully,
OPOTIKI DAIRY ASS'N. LTD.

[Handwritten Signature]
Secretary.

MEMO: Dept. of Maori Affairs,
ROTORUA.

Above for your information;
Bank Receipt for your share
herewith.

[Handwritten Initials]

~~123~~ 24

SH/EN

6231

DISTRICT OFFICER : ROTORUA

RESIDENT OFFICER
DEPT. OF MAORI AFFAIRS
OPOTIKI

LALA HAUNUI

14/2/58

ATTENTION MR WYMAN.

1. Your memorandum 15/1/58 is acknowledged.
2. Approval is granted for the expenditure of £340 with the Department receiving 50% of the dairy proceeds and all cull cows until the end of the present dairy season. The dragline work is to be commenced immediately while weather is suitable.
3. You are to ensure that no further capital expenditure is to be carried out. All farm improvements are to be met by the occupier himself.
4. Further approval from the Waiariki District Maori Land Committee has to be obtained as you will note that the approval per Serial minute C. No 608 recommendation 2 allows the unit account fixed repayments of £25 a month for the months October to March inclusive.
5. It should be noted that this variation of the system of repayments has resulted in additional administrative work. In future piecemeal handling of farm expenditure is to be avoided.
6. A copy of the approved Board paper will be forwarded in due course.
7. Please note that Haunui is to be placed on fixed repayments from October to March 1959. The Dairy Company are to be advised of the above arrangement and forward copy of your instruction in confirmation.

Refers D.O's folder 122.

[Signature]
DISTRICT OFFICER.

*B.V.
21.2
58.*

M.A. 6231

~~122~~
210
Devel. Officer

Lala Maunui

Follow D.J.S.'s recom please but

a confirming D.J.S. paper is needed.
Accounts to note.

This time make sure no further
cap. expenditure is needed. J.S. Nyman & Co
therefore to agree with any proposed
recom.

Piecemeal handling of work is to
be avoided. It involves extra & wasteful
admin. work.

NB,

12.2.

12/25

M.A. 6231

District Officer

Re. Kala. Saunni

Please see the recommendation of the F/S. in charge of the above unit, Folio 116.

The continuation of the former repayments until the end of this season as he recommends, is contrary to the repayments approved by the W.D.M.C. folio 113.

So that this request could be given fuller consideration a budget based on the unit's 50% of the proceeds was requested and supplied folio 118.

The D.F.S. has perused this budget and concurs with the recommendation of the F/S. Folio 120. and in addition summarised briefly the position of the loan a/c. to 30/5/58. using the up to date a/c. balance.

In view of the F/S' assurance - on the urgency attached to draining the a portion of the fadar to combat erosion the suspension of fixed repayments, appears warranted until the end of this season.

For your approval to the Field Supervisor's request please see - will W.D.M.C. submission be required. Should W.D.M.C. approval be required can the F/S. be directed to proceed with the drainage immediately while the weather is suitable. For direction please.

yes

yes

Durkarna (Dev.)

11/2/58

all.
A.O.

Lala Hanum 420 24
Hammur State.

Folio 119.

Debt at 6.2.57 reduced to £ 310.8.4.
50% Estimated receipts to 30/5/58 is 315.0.0
(based on 8000 B/F for season
last year dia 7564 + is 965 lb ahead)
at 25/12/57.

Requested expenditure is £ 340.

Summased:	310.8.4	
	340	
	<hr/>	
	650.8.4	
	315.0.0	
	<hr/>	
	£ 335.8.4	position at 30/5/58.

Recommended that Unit remains on
50% until 30/5/58;
Ops. Officer to arrange drag line
work immediately while weather
is suitable;

Unit to go on fixed charges at
from Oct. to March 1959.
A/C will not at any period exceed £500 fixed loan limit.
D. Wilson
6.2.58.

Mr. [Signature]

470.

310.8.4

~~119~~ 23.

W. Wilson

Lala Ganuni
Re. ~~Ganuni Gate~~

The above unit farm is situated at Dhwa.

In Nov. 1957. (Folio 113) W. D. M. L. C. approved ~~the~~ increase of this unit's loan af. limit and his being placed on fixed repayments of Rs 25 for 6 months.

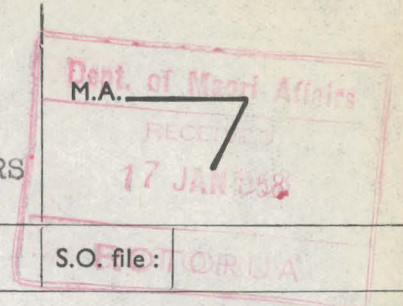
It was subsequently requested ^{F116} that repayments remain as previously (50%) until the end of the season. To consider this, a budget on 50% of proceeds was requested. This has been supplied F. 118. As Mr. West is on leave and case will require to be submitted to A.O. for decision, would you please advise whether you are in agreement ~~submitted~~ with the budget submitted by Mr. Hyman. Unit production for last 3 yrs. is 1955 - 6133/bs. 1956 - 7651/bs. 1957 - 7564/bs.

Shilapona
3/2/58.

118 22

FIELD SUPERVISOR
DEPT. OF MAORI AFFAIRS
From OPOTIKI

DISTRICT OFFICER
DEPT. OF MAORI AFFAIRS
To ROTORUA



H.O. file :	..	D.O. file :	6231	S.O. file :	ROTORUA
Subject :	..	LALA HAUNUI.			
Date :	..	15/1/58	Previous ref. :	Ours/Yours of	Enclosures checked :

[50,000/11/51-9787

In reply to yours of 23/12/57 herewith please find budget for the above unit for the present season, with the Department receiving 50% of dairy proceeds and all cull cows.

INCOME:

Butterfat	7,600 lbs. @ 2/9 per lb.	<u>£1,045</u>
Department's proportion 50%		525
5 cull cows @ £10		<u>50</u>
Total Income		<u>£575</u>

EXPENDITURE:

Rates £25, Rent £17, Insurance £3	£ 45
6 tons manure	90
Hire of Dragline for drainage	100
Erection of piggeries	50
Interest	25
Sundries	<u>30</u>
	<u>£340</u>
Surplus	£235

Outstanding debt £470 less £235 - £235.

21/1/58.

Mr. Deal,

Hyman
FIELD SUPERVISOR.

This starts off with appd L.C. Paper
Johs 113 and all subsequent jobs refer.
Field Supervisor is suggesting delaying
fixed repayts set out in this paper.
Haunui is the only Maori farmer
at Ohira among a lot of Pakehas.
He is a good farmer but a poor
businessman - always in trouble financially
through not making provision for expenditure
needs any although it must be obvious to
him that these jobs will have to be done.
Do you approve of this budget please?

E.P.D.
£310.8.4 at 6.2.58.

~~117~~ 21

DISTRICT OFFICER : ROTORUA

RESIDENT OFFICER
DEPT MAORI AFFAIRS
WHAKATANE

6231

LALA HAUNUI

23.12.57

XXX

18.12.57

1. Before any further action can be taken to again approach the Waiariki District Maori Land Committee, please forward a budget of what the present 50% dairy assignment is likely to produce for the present season together with expenditure.

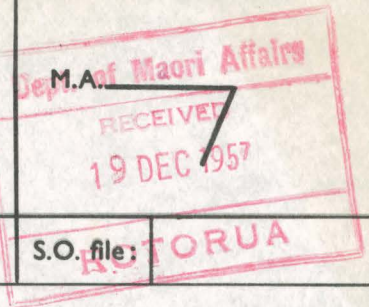
B District Officer.

Bpa. 20.1
58.

11/20

RESIDENT OFFICER
DEPT. OF MAORI AFFAIRS
From OPOTIKI

DISTRICT OFFICER
DEPT. OF MAORI AFFAIRS
To ROTORUA



H.O. file: ...	D.O. file: 6231	S.O. file: ROTORUA
Subject: ...	LALA HAUNUI : ASSIGNMENTS TO UNIT ACCOUNT.	
Date: ...	18/12/57	Previous ref.: Ours/Yours of Enclosures checked:

[60,000/11/52-9460

1. Your memo. of the 9th inst. together with a copy of the Land Committee decision fixing loan limit at £500 is acknowledged.
2. I have discussed this matter with Haunui and explained the position to him, but it is felt that as the dairy season is now fairly advanced and with the greater progress that will be made in reducing his Loan Account under the present 50% dairy assignment, the fixed payments of £25 per month should be held over until next dairy season, by which time his Loan Account should be reduced to £270 approximately.
3. There is a fairly big drainage job to be completed by dragline on his property this summer, estimated cost £100, and as it is a matter of urgency to save some 14 acres of good flat from further deterioration as a result of tidal action and I feel that Haunui would be unable to cope with that expenditure himself, I am suggesting that it be charged to his Loan Account.

Even with this expenditure charged to his account the debt would not be more than £270 by the commencement of next season.
4. Apart from this expenditure however, Haunui understands that he will have to meet all other outgoings himself, as soon as he goes on to fixed repayments.

Shyman
FIELD SUPERVISOR.

115. 19

EH :AH

DISTRICT OFFICER
ROTORUA.

RESIDENT OFFICER
DEPT MAORI AFFAIRS
OPOTIKI.

MA 6231

9/12/57

LALA HAUNUI : ASSIGNMENT TO UNIT ACCOUNT

9.12.57

- ... 1. Attached hereto is a copy of the approved Land Committee paper granting additional finance to Lala Haunui.
- 2. Please note the assignment stipulated in recommendation No.2 and the purpose for which it is to operate.
- 3. Please advise the local Dairy Co., that our 100% assignment is to yield £25 per month for the months listed and send a copy of your instruction to this Office in confirmation.
- 4. Mr. Nyman is requested to advise Lala that he is now responsible for all farm expenditure and that the unit account is only open to receive rents and debt repayment.

Ref for copy of instruction to Dairy Co. 10/1/58.

[Signature]
/or
District Officer.

124 18

231

~~W. West~~ G.P.H.
4/12/57.

Lessee, (unit) must be told
his position clearly. From his share
of proceeds he must pay all ^{other} outgoings,
manure (see folio 105), taxes, etc.

Make sure our dairy order
is 100% operative as required. Any
other orders will therefore rank
after ours always.

2/3

2.12

113 14

M.A. 6231
H. O. File: 15/3/685

WAIARIKI DISTRICT MAORI LAND COMMITTEE

WHAKATOHEA DEVELOPMENT SCHEME

Recommendation to Increase Loan Limit : Lala Haunui

- 1. LANDS: Lot 138 Parish of Waiotahi
Lot 139 Parish of Waiotahi
Lot 474 Parish of Waiotahi
- 2. AREA: 112acres: 1rood: 30perches
- 3. GAZETTED: N.Z.Gazette No 133 of 26.10.39, Page 2990
- 4. LOCATION: 12 miles from Opotiki on Ohiwa Harbour
- 5. VALUATION: 1953 Government Valuation: U.V.£163 Impts £1650
C.V.£1813
Field Supervisor's Valuation dated 29.9.55:
U.V. £448 Impts £2765 C.V. £3213
Field Supervisor's Valuation of Stock and Chattels
at present on property: Stock £657. Chattels £890
- 6. OCCUPIER & LESSEE: Lala Haunui

7. <u>LOAN ACCOUNT & PRODUCTION:</u>	<u>1954-5</u>	<u>1955-6</u>	<u>1956-7</u>
	Production: 6133	7651	7564
	Loan Account: £273	£26	£485
	Loan Account as at 31.10.57 - £470		

- 8. PROPOSED SYSTEM OF DEBT RE-PAYMENT: It is proposed to institute fixed repayments whereby the Department receives £150 per annum of which approximately £45 will be required for Rent and Interest charges. The balance will be utilised for debt reduction.

9. IMPROVEMENTS AT PRESENT ON PROPERTY:

<u>Buildings:</u>	Dwelling	£1200
	Cowshed & yards	£400
	Implement Shed	£60
	Water Supply	£75
	80 chains boundary	£160
<u>Fencing:</u>	6 chains road	£18
	40 chains subdivision	£80
<u>Other:</u>	52 acres sown in grass	£439
	122 chains ditches and drains	£183
		<u>£2615</u>

10. GENERAL:

Lala Haunui and his brother Tipuna were joint occupiers of the three blocks but in 1948 Tipuna was appointed solely with a lease. Tipuna proved satisfactory for the next two years but in 1951 he vacated the farm in favour of his brother Lala and transferred the lease to him per authority of the Board of Maori Affairs dated 28.7.1952. A payment of £150 was made to Tipuna by Lala in consideration of the transfer and equity in the live-stock and chattels. The Field Supervisor reports that this is a good property although a lot of work remains to be done to complete development.

8/25.00
92.8
15.0
77.8

16

Unit is an outstanding worker, sober in habits and seldom off his farm. In this case the loan account limit is "Nil" but the debt is £470 caused by the purchase of a tractor and urgent repairs to the cowshed. The cowshed repairs were directed by the Dairy Inspector; the stock and chattels including the tractor are secured under Bill of Sale, the tractor being insured for £516.

It is now requested that the limit in the Unit Account of Lala Haunui be fixed at £500 to cover the present debt.

Submitted to the Waiariki District Maori Land Committee in terms of Recommendation CXII of Board Resolution 9170 of 29.6.54.

RECOMMENDATIONS:

1. That the Waiariki District Maori Land Committee approve the limit of advances in the Unit Account of Lala Haunui, being fixed at £500.
2. That the present assignment operating on Lala Haunui's cream proceeds be cancelled, and that a system of fixed repayments to yield the Loan Account £25 a month for the months October to March inclusive be instituted. These repayments are to cover rent, interest charges and debt reduction only, the lessee meeting all other expenditure from his share of the proceeds.

J. H. Barber
District Officer
5/11/57

COMMITTEE'S DECISION:

*Para 2. The word "cancelled" be
altered to "amended".*
283

WAIARIKI DISTRICT MAORI LAND COMMITTEE
RECOMMENDATIONS AS ABOVE APPROVED
Serial Minute No. C. 608
26 NOV 1957
Date: _____ Chairman

Subject to the word cancelled in the second line of Recommendation 2 being substituted by the word amended and further that a 100% dairy order be operative to the extent necessary to yield the loan account £25 per month October to March inclusive.

J. H. Barber

WAIARIKI DISTRICT MAORI LAND COMMITTEE

WHAKATOHEA DEVELOPMENT SCHEME

Recommendation to Increase Loan Limit : Lala Haunui

1. LANDS: Lot 138 Parish of Waiotahi
Lot 139 Parish of Waiotahi
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C.V. £1813
Field Supervisor's Valuation dated 29.9.55:
U.V. £448 Impts £2765 C.V. £3213
Field Supervisor's Valuation of Stock and Chattels
at present on property: Stock £657. Chattels £890
6. OCCUPIER & LESSEE: Lala Haunui
7. LOAN ACCOUNT & PRODUCTION:
- | | <u>1954-5</u> | <u>1955-6</u> | <u>1956-7</u> |
|-------------------------------|---------------|---------------|---------------|
| Production: | 6133 | 7651 | 7564 |
| Loan Account: £273 | | £26 | £485 |
| Loan Account as at 31.10.57 - | £470 | | |
8. PROPOSED SYSTEM OF DEBT RE-PAYMENT: It is proposed to institute fixed repayments whereby the Department receives £150 per annum of which approximately £45 will be required for Rent and Interest charges. The balance will be utilised for debt reduction.
9. IMPROVEMENTS AT PRESENT ON PROPERTY:
- | | | |
|-------------------|-------------------------------|--------------|
| <u>Buildings:</u> | Dwelling | £1200 |
| | Cowshed & yards | £400 |
| | Implement Shed | £60 |
| | Water Supply | £75 |
| | 80 chains boundary | £160 |
| <u>Fencing:</u> | 6 chains road | £18 |
| | 40 chains subdivision | £80 |
| <u>Other:</u> | 52 acres sown in grass | £439 |
| | 122 chains ditches and drains | £183 |
| | | <u>£2615</u> |
10. GENERAL: Lala Haunui and his brother Tipuna were joint occupiers of the three blocks but in 1948 Tipuna was appointed solely with a lease. Tipuna proved satisfactory for the next two years but in 1951 he vacated the farm in favour of his brother Lala and transferred the lease to him per authority of the Board of Maori Affairs dated 28.7.1952. A payment of £150 was made to Tipuna by Lala in consideration of the transfer and equity in the live-stock and chattels. The Field Supervisor reports that this is a good property although a lot of work remains to be done to complete development.

14

Unit is an outstanding worker, sober in habits and seldom off his farm. In this case the loan account limit is "Nil" but the debt is £470 caused by the purchase of a tractor and urgent repairs to the cowshed. The cowshed repairs were directed by the Dairy Inspector; the stock and chattels including the tractor are secured under Bill of Sale, the tractor being insured for £516.

It is now requested that the limit in the Unit Account of Lala Haunui be fixed at £500 to cover the present debt.

Submitted to the Waiariki District Maori Land Committee in terms of Recommendation CXII of Board Resolution 9170 of 29.6.54.

RECOMMENDATIONS:

1. That the Waiariki District Maori Land Committee approve the limit of advances in the Unit Account of Lala Haunui, being fixed at £500.
2. That the present assignment operating on Lala Haunui's cream proceeds be cancelled, and that a system of fixed repayments to yield the Loan Account £25 a month for the months October to March inclusive be instituted. These repayments are to cover rent, interest charges and debt reduction only, the lessee meeting all other expenditure from his share of the proceeds.

A. H. Barber
District Officer
5/11/54

COMMITTEE'S DECISION:

*Approved subject to
Substitute word amended*

Type in please

for cancelled. And 100% dairy

order operation as a system of

fixed repayments to the extent necessary

to yield the

Loan A/c

2/3

23-11

W D M L C

Approval phase

- | | |
|-----------------------------------|---|
| Mr. West | 1. ^{12/11/57}
<u> </u> |
| Mr. Raweti | 2. <u> </u> |
| Mr. O.
Mr. Appertij | 3. <u> </u>
20-11 |
| Mr. Nahunga | 4. <u> </u> |

[Signature]
12/11/57

Mr. Hartshorne

This is a lease - we
 should have fixed rents
 sufficient to cover rent,
 but, rates + reduction of a/c.
 say \$150 p.a. + that
 should buy own manure
 on order placed by \$15
 through Dairy Co (14/11/57)

112
13

WAIARIKI DISTRICT MAORI LAND COMMITTEE

WHAKATOHEA DEVELOPMENT SCHEME

Recommendation to Increase Loan Limit : Lala Haunui

*Checked with stencil
25/11/57
E.P.A. 32*

- 1. LANDS: Lot 138 Parish of Waiotahi
Lot 139 Parish of Waiotahi
Lot 474 Parish of Waiotahi
- 2. AREA: 112 acres 1 rood 30 perches
- 3. GAZETTED: N. Z. Gazette No. 133 of 26.10.39, Page 2990
- 4. LOCATION: 12 miles from Opotiki *on Ohira harbour.*
- 5. VALUATION: 1953 Government Valuation: U.V. £163 Impts £1650 C.V. £1813
Field Supervisor's Valuation dated 29.9.55: U.V. £448 Impts £2765 C.V. £3213
Field Supervisor's Valuation of Stock & CHATELS AT PRESENT ON PROPERTY. Stock. £657 CHATELS. £890.
- 6. OCCUPIER AND LESSEE: Lala Haunui
- 7. LOAN ACCOUNT AND PRODUCTION:

	1954-55	1955-56	1956-57
Production:	6133	7651	7564
Loan Account:	£273	£26	£485
Loan Account as at 31.10.57 - £470			

10. GENERAL:

Lala Haunui and his brother Tipuna were joint occupiers of the three blocks but in 1948 Tipuna was appointed solely with a lease. Tipuna proved satisfactory for the next two years, but in 1951 he vacated the farm in favour of his brother Lala and transferred the lease to him per authority of the Board of Maori Affairs dated 28.7.1952. A payment of £150 was made to Tipuna by Lala in consideration of the transfer and equity in the livestock and chattels. The Field Supervisor reports that this is a good property although a lot of work remains to be done to complete development.

Unit is an outstanding worker, sober in habits and seldom off his farm.

In this case the loan account limit is "Nil" but the debt is £470 caused by the purchase of a tractor and urgent repairs to the cowshed. The cowshed re-

pairs were directed by the Dairy Inspector; *the stock and chattels including the tractor are secured under Bill of Sale, and insured for £500 the tractor being insured for £510.* It is now requested that the limit in the Unit Account of Lala Haunui be

fixed at £500 to cover the present debt.

172

9. SUPERVISOR'S VALUATION:

Valuation of Stock and Chattels at present on the property:

Stock 6657 Chattels 8890

9. IMPROVEMENTS AT PRESENT ON PROPERTY:-

<u>Buildings:</u>	Dwelling	£1200 ✓
	Cowshed and yards	400 ✓
	Implement Shed	60 ✓
	Water Supply	75 ✓
<u>Fencing:</u>	6 chains road	18 ✓
	40 chains subdivision	80 ✓
	80 chains boundary	160 ✓
<u>Other:</u>	52 acres sown in grass	439 ✓
	122 chains ditches and drains	183 ✓
		<u>£2615 ✓</u>

8. Proposed System of Debt Repayment:-

Proposed System of Debt Repayment:-
The Field Supervisor's Budget for this Unit is as follows:

It is proposed to institute fixed repayments whereby the Department receives £150. per annum of which ^{approximately £45} ~~approximately £70~~ will be required for Rent, ~~Rates, Insurance~~ ^{and} Interest charges. The balance will be utilised for debt-reduction.

11/

~~Maintenance sea erosion 30~~

~~(514) Surplus to meet interest repayments etc. 369.308.~~

565.514.
27,000

514.66.

(xii)

Submitted to the Waiariki District Maori Land Committee in terms of Recommendation 6(4) of Board Resolution 9170 of 29.6.54.

RECOMMENDATIONS:

1. That the Waiariki District Maori Land Committee approve the limit of advances in the Unit Account of Lala Haunui, being fixed at £500.

the present assignment yielding 5% of the proceeds to the Department has a Haunui's be cancelled
2. That ^{an} ~~assignment~~ ^{assignment} be taken over ~~the~~ cream proceeds, to

~~realise £150. per annum to meet rent, rates, insurance, interest, charges and debt reduction only.~~ District Officer.

DECISION:

District Officer
H.H.

2. That the present assignment operating on LALA HAUNUI cream proceeds be cancelled, and that a system of fixed repayments to yield the Loan Account £250 monthly for the months ^{October} September, to ^{March} February be instituted. These repayments are to meet interest and debt reduction expenditure.

110. 10

From **RESIDENT OFFICER
DEPT. OF MAORI AFFAIRS
OPOTIKI** To **DISTRICT OFFICER
DEPT. OF MAORI AFFAIRS
ROTORUA.**

M.A.
Dept. of Maori Affairs
RECEIVED
5 AUG 1957
ROTORUA

H.O. file:	...	D.O. file:	6231	S.O. file:	
Subject:	COWSHED AND YARD : LALA HAUNUI UNIT.				
Date:	2/8/57	Previous ref.:	Ours/Yours of	Enclosures checked:	

[60,000/11/52-9460

- The local dairy instructor in Opotiki here has issued instructions to the above unit to remedy certain defects in his cowshed and yard and these must be completed by the 19th of this month, failing which he would have the shed closed from supplying the factory.
- I have gone out and inspected the shed and yard and it is agreed that something must be done. The holding yard is too small to hold all the herd and in parts the concrete has cracked and perished. Consequently Lala has to hold about half his herd during milking, in an unconcreted yard next to the shed, but this gets boggy and unsanitary particularly in wet weather.
- I have therefore taken measurements for the proposed extensions suggested by the Inspector, and have had an estimate of the required materials made by Mr. Swinton, Building Overseer. There are:-

Cement	- 3 tons approx. cost	£54
Shingle	- 11 yards	£11
Sand	- 4 yards	£ 4
		<u>£69</u>

There will be no labour charge as Lala and one of his boys will be doing the work themselves.

- The cement was available at Dalgety's and has been sent out with the sand and shingle so that the job could be proceeded with straight away while the weather is fine and the trucks can get to the cowshed with the materials.
- This is one of those unforeseen items of expenditure that occasionally arise, but as this unit is quite a good producer and there seems to be adequate anticipated revenue to come in, I recommend that it be charged to his unit account, as Lala is not in a position to meet it himself.

account at present - £445.4.2. Dr.

*St. 18.10
57.*

W. J. ...
FIELD SUPERVISOR.

*Des. Offs:
Please check receipts etc to see if W.D.M.L.C. account not required to lift level of advances.*

109.9
EH:ET

6231

23 July, 1957.

Officer-in-Charge,
Taxes Division,
Department of Inland Revenue,
P.O. ROTORUA.

RATU HOEHOE (LALA HAUNUI)

1. The matter of this man's social security tax has been taken up by this department's Field Supervisor in Opotiki, and Haunui is agreeable to an assignment of $7\frac{1}{2}\%$ being taken over his cream cheque by your department. Please arrange accordingly.

ms
Assistant District Officer.

108
8/

Dept. of Maori Affairs
M.A. Affairs
18 JUL 1957
ROTORUA

FIELD SUPERVISOR
DEPT. OF MAORI AFFAIRS
OPOTIKI

DISTRICT OFFICER
DEPT. OF MAORI AFFAIRS
ROTORUA.

From

To

H.O. file: ...

D.O. file:

6231

S.O. file:

ROTORUA

Subject: ...

LALA HAUNUI: LOAN ACCOUNT.

Date: ...

16/7/57

Previous ref.:

Ours/Yours of

Enclosures checked:

[60,000/11/52-9460

1. Your memo. of the 9th instant is acknowledged and the contents therein noted.
2. I have been Haunui and discussed with him the position regarding taxation and impressed upon him the necessity of his meeting it from his own share of proceeds.
3. He is agreeable therefore to an assignment of 7½% on his cream proceeds to meet Social Security Tax.

ATULL BROWN

Atull Brown
FIELD SUPERVISOR.

107
RESIDENT OFFICER,
DEPT. MAORI AFFAIRS,
BOX 163,
OPOTIKI

ASSIST. DISTRICT OFFICER : ROTORUA

M.A. 6231

LALA HAUNUI : LOAN ACCOUNT

9.7.57.

1. Approval to purchase tractor for this lessee was granted on the basis of a loan limit of £827. This was incorrect as at the date of purchase the loan account was actually in credit and the limit, therefore, did not apply. The present debt is £453 and an application will be made to the W.D.M.L.C. to fix his limit at approximately this figure. Debt repayment at 50 percent of the cream proceeds less six tons of manure is quite satisfactory as this man is a reasonably high producer.

2. The Field Supervisor's comments on his general farming ability are noted but it appears that his management of finance is poor. Each year the loan account is called upon to pay his Social Security Tax and meet other expenses, which he should have provided for from his share of the proceeds. The question of his Social Security Tax has been discussed with the Taxation Department in Rotorua. They estimate that they will require £70 a year and it is suggested that they take an assignment on his cream cheque of 7½ percent. If Haunui is agreeable to this we shall instruct them accordingly. The object of having this deducted from Haunui's share of the proceeds is to make him realise his responsibilities in these matters.

3. At some later stage when this account is again in credit it is desired to suspend his assignment to this Department and make him responsible for all his expenditure, but such a course would not be taken if the Field Supervisor is doubtful of his ability to run his own affairs without getting into a muddle.

[Signature]
Assistant District Officer.

*See for 23/7/57.
Des Office.
AW 58 report dated Refit 1955
is on file giving valuations
of land, stock & chattels.
Suggest we add £600 for tractor
recently purchased and use these
valuations as basis for our
submission to fix loan ac limit
JCS
EWH*

R.O. (Mrs Rannetti)

Sala Hanneri

The limit of advances here is nil and the account is £453 in debit brought about by the purchase of a tractor and the payment of the default summons.

In addition there has been authorized a further £45.7.9 for taxation. I notice that in June of last year Sala Hanneri was in the same position and had to call on us to help him out with his tax and to avoid a similar recurrence I suggest that you operate an assignment in favour of the Fulham Rev Dept if they will accept it. I notice also that the R.O. has been authorized to make certain payments from his Sub. Imprest, of which can be paid from this account is limited to the items set out in Ac Mem 7/35.

Payments of this nature should either be through Treasury or possibly if urgent through the main Imprest at here. In any case authorizations from Sub Imprest should normally be done through the Post Office with regard to forms 85 and the authorization to buy a tractor.

This has apparently been done on the basis of the limit of advance being £800.

This however is not the limit at all and as the account had been repaid and was in fact in credit the limit was "nil".

Limits of advances are fixed as follows (Ac Mem 4/154)

- (a) where no further capital advance is required - the loan of balance £1,450
- (b) where further capital work

5/7/57
Income tax
to advise
how much
they want
£20
E.P.H.
1/2/50

is required - the loan of balance in the latest M.C. 58 report plus the supporting the application plus the additional expenditure approved unless the B.M.C. sets a lower figure.

(c), where a limit cannot be fixed as in (a) & (b) then the matter should be referred to the B.M.C.

Having set a limit of advance then once the account climbs to this figure as the result of further development as in (b) from then on the account should be steadily reduced either

(a) According to the terms of the mortgage if one exists i.e. 25 yrs or 30 yrs etc.

(b) If no mortgage exists then in equal steps over a period of 10 yrs unless the B.M.C. recommend a longer term of 15 yrs if the property is not capable of maintaining repayment over 10 yrs.

If the limit has been fixed as the balance of the account at 1.4.50 then the account should be repaid over 10 yrs. or as in (b) above possibly 15 yrs.

However once the account has been repaid whether under the mortgage or otherwise the limit of advance no longer applies and further expenditure requires a new authority.

Would you please return it in this rail.

Angus
4/17/57

~~105~~ 4

Dept. of Maori Affairs
M.A. RECEIVED
28 JUN 1957
ROTORUA

RESIDENT OFFICER
DEPT. OF MAORI AFFAIRS
OPOTIKI

DISTRICT OFFICER
DEPT. OF MAORI AFFAIRS
ROTORUA.

From	To		
H.O. file: ...	D.O. file: 6231	S.O. file:	
Subject: ...	UNIT: LALA HAUNUI: PAYMENT SOCIAL SECURITY TAX.		
Date: ...	26/6/57	Previous ref.:	Ours/Yours of
		Enclosures checked:	

[60,000/11/52-9460

Following a telephone conversation with Mr. Apperley today I advise that I am paying £45. 7. 9 from Sub Imprest Account to meet the above tax due 7/7/57. The unit is unable to meet this as he agreed to the Department taking all his bonus payment for this season.

The manure referred to in your letter dated 14/3/57 is supplied by the Opotiki Dairy Association and is deducted from the Department's share of the Cream proceeds before these are paid into the Department. That is the reason why no charge for manure appears on the unit account.

The figure of £150 per annum debt repayment given in your letter is rather conservative as it is estimated that with manure deducted £250 will be nearer the mark.

S. A. L. L. L. L. L.
RESIDENT OFFICER.

Mrs. Ruki *hd.*
10.7.57
No note re bonus.

4/7/57

GREYLOCK BOND

AN L. L. BROWN Paper

~~104~~ 3
SH:MH

6231
151

18 June, 1957


Branch Manager,
State Fire and Accident Insurance Office,
TAURANGA

LALA HAUNUI

Receipt is acknowledged of your memorandum TGG:HAW dated 13.6.57 together with Form 200. Increase of Insurance application for signature.

As a new proposal is not required form 200 is returned herewith duly signed.

Premium demand has been passed for payment and you should receive same shortly.


Assistant DISTRICT OFFICER

B.V. 317
37.

STATE FIRE AND ACCIDENT INSURANCE OFFICE

103 2
TAURANGA BRANCH
WRIGLEYS BUILDING
38 DEVONPORT ROAD.
P.O. BOX 212.

TAURANGA

Dept. of Maori Affairs

13th June, 1957. RECEIVED

17 JUN 1957

TGC HAW.

ROTORUA

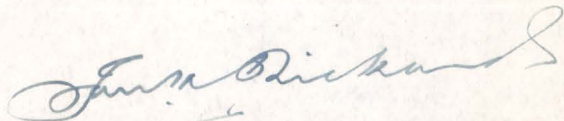
MEMORANDUM for:

The District Officer,
Department of Maori Affairs,
Private Bag,
ROTORUA.

LALA HAUNUI - OPOTIKI.

Your memo. M.A. 6231/151 dated 7th June, is acknowledged.

It is not proposed to complete the proposal forwarded by you as the alteration to the existing policy is not great. Therefore a form of Application for Increase in sum Insured is enclosed to be signed where indicated. A debit note for the additional premium of 5/3 is enclosed. If for any reason you wish the new proposal to be completed please advise and this will be done.



Ian K. Rickard.
BRANCH MANAGER.

Encl.

SH/MW

6231
151

7 June 1957.

Branch Manager,
State Fire & Accident Insurance Office,
TAURANGA


LALA HAUNUI: OPOTIKI

Proposal forwarded herewith replacing Policy 4/419084.

Please note that item 4 has been increased £100 and that item 5 is a new cover.

The premium of £3-2-11 has been paid for Policy 4/419084, to 31/3/58.

The premium payable for the increase of cover over the Milking Plant and Contents of Implement Shed will be made from this Office on receipt of your demand.


ASST DISTRICT OFFICER

[BBFZ 4942/295A]