

1941.

NEW ZEALAND.

# LAND FOR SETTLEMENTS ACT, 1925

(REPORT ON THE).

*Presented to both Houses of the General Assembly pursuant to Section 109 of the Land for Settlements Act, 1925.*

The LAND PURCHASE CONTROLLER to the Hon. the MINISTER OF LANDS.

Department of Lands and Survey, Wellington, 1st June, 1941.

SIR,—

I have the honour to submit my report on the land-purchase operations for the year ended 31st March, 1941.

In my last report I gave details of the Matanuku Downs and Strathmore Estates, for the purchase of which the Dominion Land Purchase Board had just completed negotiations. Both these transactions were finalized during the year under review, and, in addition, other properties in the North Auckland, Auckland, Canterbury, and Southland districts were acquired with a view to development for closer settlement.

Brief particulars of the year's purchases are given hereunder:—

*W. H. Bradley's property*, containing 1,248 acres, is situated in the Hobson County, seven miles from Te Kopuru and seventeen miles south from Dargaville. The country, which lies well, can be described as level to undulating with some steep faces. At the date of purchase 157 acres were in good grass, 160 acres ploughed and partly cultivated, the balance being in inferior grasses, mainly danthonia and rat-tail. All the fencing erected by the vendor was particularly well constructed. An ample water-supply for closer subdivision will be obtainable from lakes and springs. Electric power will be available within twelve months. The carrying-capacity of the property when fully developed is estimated at 600 dairy cows and about 120 heifers and steers, so that it should be possible to obtain from twelve to fourteen self-contained dairy-farms.

*Ototoa Block*, acquired in January, 1941, from Messrs. South Head, Ltd., contains 1,610 acres 2 roods 28 perches, and comprises the better-grassed portion of the South Head Station. The nearest sales-yards and railway-station are at Helensville, twenty-three miles distant by metalled road. The soil is sandy loam on sandstone, and there is ample water for closer subdivision. The present capacity is about 1,800 breeding-ewes and 100 breeding-cows, but after further development the utilization will be dairying.

*R. Billing's property*, of 894 acres 2 roods at Pongakawa, was purchased in September, 1940, and is now being developed in conjunction with other land in the locality. Very little use had been made of the property by the vendor, and when taken over by the Government it was considerably affected by ragwort and rabbits. However, the country is sound, and it has been proved that it responds readily to proper farming methods.

The *Strathmore Estate*, 9,836 acres 2 roods 4 perches, is located twenty-eight miles from Rotorua and one mile from the Reporoa Township, School, and Post-office. The vendor, the Finance Corporation of New Zealand, Ltd., gave possession on the 2nd September, 1940. Development is now proceeding under the control of the Superintendent of Land Development, Auckland, the work being undertaken in conjunction with that on the Small Farms Board's Mihi Block adjoining. The land varies between good-quality partly-drained swamp, fair to good-quality flat and rolling country, ploughable hills, and poor pumice flats. The coarse pumice flats and portion of the hills are doubtful development propositions and will not be touched meantime, work being confined to approximately 6,400 acres, representing the best of the block. It is estimated that about sixty self-contained dairy-farms will be obtained on subdivision.

“*Matanuku Downs*,” 1,709 acres 3 roods 38·7 perches, was purchased from Mr. T. M. Chambers on the 30th May, 1940. Its location is two miles from Tokoroa Township and dairy factory and twelve miles from Putaruru. The land generally is easy ploughable, with steeper faces not exceeding 50 acres in extent. The soil is of fair-quality loam overlying light pumice and does not readily dry out. It takes grass well, grows good root crops, and responds rapidly to good farming. At the date of purchase 1,450 acres approximately were in grass varying in age from one to fifteen years, and 210 acres were in crop or fallow. The vendor was carrying 800 head of one- to four-year-old cattle, 1,200 breeding-ewes, 200 dry ewes, and 1,000 wethers, but with reasonable manuring the pastures can be considerably improved, and the stock-capacity increased accordingly. Adjoining farms are carrying one cow to 2 acres.

*C. N. H. Worker's* property, 495 acres 3 roods, lies directly across the road from “*Matanuku Downs*,” with which it has been grouped for the purposes of working. Although somewhat broken, the property is all ploughable, with the possible exception of 50 acres. It has been well farmed in the past, and the improvements, all of a permanent nature, are in good order. The pastures are somewhat better than those on “*Matanuku Downs*,” and the fencing is exceptionally good. The vendor was running 1,000 ewes, 260 hoggets, and 20 head of run cattle, but the ultimate utilization for subdivisinal purposes will be dairying.

*E. W. R. Leslie's* 739-acre property, which adjoins “*Matanuku Downs*” on the opposite boundary to Worker's, was taken over on the 1st October, 1940. This is a good place, lying nicely to the sun and containing 700 acres of easily ploughable country. It has been well farmed, and the pastures, covering 525 acres, are in good heart. The soil appears to be above the average for the district. It is estimated that six subdivisions will be obtained without further roading. The Department will retain control meantime with “*Matanuku Downs*” and Worker's.

*K. S. Cox's* property of 1,301 acres 1 rood 2 perches at Lichfield, near Putaruru, was purchased on the 3rd March, 1941. About 278 acres are in good grass, the balance being unimproved. The country is easily worked, responds well to manure, and grows good root crops. Development will occupy about three years under normal conditions.

*Motunau Estate*, 2,925 acres, which was acquired in January, 1941, from the trustees in the will of the late Constance Byrch, is situated eleven miles from the Motunau Post-office and about sixty miles north of Christchurch. The estate comprises good, warm, fat-lamb country, and is practically all ploughable. The vendor's annual cultivation programme was totally inadequate, and as a result the pastures were for the most part poor, and an extensive programme of regrassing will be necessary. On subdivision, from five to seven economic sheep-farms will be obtained.

*Valetta-Tinwald Areas*.—By the end of the year the Board had completed the purchase of ten properties forming a more or less compact group for development into irrigation units. The total area involved is 7,268 acres 1 rood 32 perches, and it is all within the boundary of the Valetta-Tinwald Irrigation Scheme, which will be put into operation on completion of the essential work on the Rangitata Diversion Race at present under construction by the Public Works Department. Water is expected to be available in about twelve months' time. The size of the holdings to be provided on subdivision will be decided after a study of the effect of irrigation water, liming, and cultivation on this type of land.

*Chetnole Estate*.—In September, 1940, the Board completed the purchase from Messrs. Chetnole Ltd. of approximately 766 acres of the Chetnole Estate, near Glenavy, South Canterbury. The portion taken over comprises flat land, mostly good heavy soil (drained swamp), and 25 acres light to stony country. Although the area has been extensively tile-drained considerable further improvement can be effected by additional draining and cultivation. Irrigation water is available from the Waitaki River. A subdivisinal scheme providing for seven sections has been drawn up on the assumption that the future utilization will be dairying, cropping, and seed-growing. While remaining under departmental control Chetnole will be capable of supplying a considerable quantity of grass-seed to meet requirements on other blocks.

*W. H. Cochrane's "Spurhead"* property contains 2,212 acres 2 roods 36 perches, and is situated at Edendale, Southland. Possession was taken on the 31st March, 1941. The land consists of easy undulating light clay loam resting on fairly free deep clay subsoil. The property had not been heavily cropped, and is in such a condition that it will respond readily to top-dressing. The pastures both good and poor had been understocked over a long period, and in consequence had badly deteriorated. Considerable development work in the nature of fencing and regrassing will have to be undertaken prior to settlement, but it is estimated that about six good economic sheep-farms will ultimately be available.

Although all these properties were purchased by the Dominion Land Purchase Board under the Land for Settlements Act, 1925, they were handed over at the 31st March, 1941, to the Small Farms Board for further improvement in accordance with the Government's decision to provide for the settlement of discharged soldiers under the Small Farms Act, 1932–33.

The number of offers actually considered by the Dominion Land Purchase Board during the year, following inspections by Field Officers, was 103, involving a total area of 249,568 acres. The fact that there were not more actual purchases was due solely to the unsuitability or excessive price of the majority of the properties offered.

Tables are attached giving particulars of the properties considered and land acquired during the year, including purchase-prices, together with a Statement of Receipts and Payments.

I have, &c.,  
R. G. MACMORRAN,  
Land Purchase Controller.

The Hon. the Minister of Lands.

TABLE A.—NUMBER OF PROPERTIES CONSIDERED DURING YEAR ENDED 31ST MARCH, 1941.

Land District.	Number of Properties offered.	Total area offered.	Land District.	Number of Properties offered.	Total area offered.
		Nearest Acre.			Nearest Acre.
North Auckland .. ..	23	63,888	Nelson .. ..	1	237
Auckland .. ..	22	33,820	Marlborough .. ..	2	6,560
Gisborne .. ..	1	8,128	Westland .. ..	..	..
Hawke's Bay .. ..	7	41,620	Canterbury .. ..	29	45,471
Taranaki .. ..	1	401	Otago .. ..	4	29,412
Wellington .. ..	7	13,488	Southland .. ..	6	6,543
			Totals .. ..	103	249,568

TABLE B.—SUMMARY OF PRIVATE ESTATES ACQUIRED TO 31ST MARCH, 1941.

Land District.	Number.	Area.	Purchase-money.
		Acres.	£
North Auckland .. ..	56	51,845	480,682
Auckland .. ..	82	391,083	1,310,982
Gisborne .. ..	26	86,380	790,131
Hawke's Bay .. ..	59	264,783	1,714,292
Taranaki .. ..	27	31,959	376,031
Wellington .. ..	157	160,846	2,350,638
Marlborough .. ..	23	234,591	756,482
Nelson .. ..	14	48,821	150,473
Westland .. ..	3	6,032	14,062
Canterbury .. ..	192	462,544	3,588,353
Otago .. ..	82	336,803	2,036,018
Southland .. ..	35	96,609	534,780
Totals .. ..	756	2,172,296	14,102,924

TABLE C.—RETURN OF PRIVATE LAND PURCHASED AND PAID FOR DURING PERIOD FROM 1ST APRIL, 1940, TO 31ST MARCH, 1941.

(For Native Land, see next Table.)

Name of Owner.	Locality.	Mode of Acquisition.	Area.			Amount paid.		
			A.	R.	P.	£	s.	d.
W. H. Bradley .. ..	Te Kopuru .. ..	By agreement	1,248	2	22·5	9,500	0	0
South Head, Ltd. .. ..	Helensville .. ..	..	1,610	0	28	16,103	15	0
R. Billing .. ..	Pongakawa .. ..	..	894	0	0	1,700	0	0
The Finance Corporation of New Zealand, Ltd.	Reporoa .. ..	..	9,836	2	4	28,000	0	0
T. M. Chambers .. ..	Tokoroa .. ..	..	1,709	3	38·7	17,350	0	0
C. N. H. Worker .. ..	.. ..	..	495	3	0	5,949	0	0
E. W. R. Leslie .. ..	.. ..	..	739	1	25	8,850	0	0
K. S. Cox .. ..	Lichfield .. ..	..	1,301	1	2	5,250	0	0
Byrch Trustees .. ..	Motunau .. ..	..	2,925	0	0	26,325	0	0
R. A. and R. H. A. Yates	Valetta-Tinwald	..	500	0	0	1,640	0	0
L. Thomas .. ..	.. ..	..	446	2	32	1,340	0	0
Carlisle Studholme Trust	.. ..	..	1,298	0	4	4,700	0	0
Est. V. W. Wright .. ..	.. ..	..	620	3	37	3,250	0	0
J. Farrell .. ..	.. ..	..	1,514	2	11	4,400	0	0
P. Drummond .. ..	.. ..	..	837	1	39	2,063	15	0
J. A. McCormick .. ..	.. ..	..	214	1	12	390	0	0
H. T. Thompson .. ..	.. ..	..	616	1	23	1,250	0	0
H. L. Barker .. ..	.. ..	..	579	3	34	500	0	0
K. M. Campbell .. ..	.. ..	..	640	0	0	2,070	0	0
Chetnole Ltd. .. ..	Glenavy .. ..	..	766	2	4	15,530	0	0
W. H. Cochrane .. ..	Edendale .. ..	..	2,212	2	36	12,500	0	0
Total .. ..	.. ..	..	31,008	1	32·2	168,664	10	0

TABLE D.— PAYMENT FROM LAND FOR SETTLEMENTS ACCOUNT PURSUANT TO SECTION 10 (1) OF THE NATIVE LAND AMENDMENT ACT, 1932, DURING PERIOD FROM 1ST APRIL, 1940, TO 31ST MARCH, 1941.

Payee.	Land.	Area.	Amount paid.
		A. R. P.	£ s. d.
Native owners .. ..	Part Wharepuhunga 18B ..	30 0 0	30 0 0
.. ..	Moanakapiti—Huhuraumati D 4B	1 1 0	1 7 10
.. ..	Part Section 4, Block II, Hawera Survey District	3 0 14.4	90 0 0

### LAND FOR SETTLEMENTS ACCOUNT.

STATEMENT OF RECEIPTS AND PAYMENTS FOR THE YEAR ENDED 31ST MARCH, 1941.

	Receipts.	£	£
Balance as at 1st April, 1940 .. ..		378,777	
Investment Account .. ..		594,386	
Credits-in-aid, vote "Land for Settlements" .. ..			973,163
Sales and capital receipts—			
Estates .. ..		292,292	
Hutt Valley lands .. ..		14,614	
Land developed under section 8, Land Laws Amendment Act, 1929 .. ..		6,630	
Land Act, 1924, section 208: Capital value of land .. ..		5,204	
Crown land: Section 20, Land Act, 1924 .. ..		339,806	
Repayment of advances for—			
Development of occupied—			
Crown lands .. ..		20,915	
Settlement lands .. ..		7,365	
Under Deteriorated Land Act, 1925 .. ..		207	
Roading of endowment lands .. ..		85	
			687,118
Rents and Interest—			
Rents—			
Derived from estates .. ..		372,561	
Hutt Valley lands .. ..		483	
Lands developed under section 6, Land Laws Amendment Act, 1929 .. ..		6,040	
Interest—			
On deferred-payment sales—			
Estates .. ..		23,086	
Hutt Valley lands .. ..		4,787	
Lands developed under section 6, Land Laws Amendment Act, 1929 .. ..		943	
On advances: Mortgages—			
Development of occupied—			
Crown lands .. ..		9,729	
Settlement lands .. ..		1,780	
Deteriorated Land Act, 1925 .. ..		246	
On advances for roading of endowment lands .. ..		179	
			419,834
Sales of produce, live-stock, and miscellaneous receipts—			
Seasonal Farming Receipts—			
Crown Lands under development .. ..		30,547	
Settlement lands under development .. ..		70,920	
Miscellaneous Receipts—			
Sundry estates (leased) .. ..		857	
Crown lands under development .. ..		899	
Settlement lands under development .. ..		9,553	
			112,776
Transfer from Public Works Fund (General Purposes Account) of cost of acquisition and development costs of areas required for soldier settlement under the Small Farms Amendment Act, 1940 .. ..			226,111
Recoveries on account of expenditure of previous years—			
Administration expenses wrongly charged on Hutt Valley receipts .. ..		8	
Sale of surplus and obsolete stores .. ..		14	
			22
Interest on Investments .. ..			17,969
			<u>£2,437,276</u>

LAND FOR SETTLEMENTS ACCOUNT—*continued.*RECEIPTS AND PAYMENTS ACCOUNT FOR THE YEAR ENDED 31ST MARCH, 1941—*continued.*

	<i>Payments.</i>	£	£
Annual appropriations, vote "Land for Settlements"—			
Accident compensation .. .. .	.. .. .	131	
Acquisition of land .. .. .	.. .. .	170,969	
Administration charges: Salaries, &c. .. .. .	.. .. .	1,193	
Administration expenses—			
Development, &c., under Land Laws Amendment Act, 1929 .. .. .	.. .. .	1,916	
Estates acquired under Land for Settlements Act .. .. .	.. .. .	10,640	
Hutt Valley Settlement lands .. .. .	.. .. .	347	
Advances for development of occupied land—			
Crown lands .. .. .	.. .. .	21,071	
Settlement lands .. .. .	.. .. .	7,077	
Advances for protection of buildings .. .. .	.. .. .	180	
Audit fee .. .. .	.. .. .	250	
Development operations—			
Crown lands—			
Improvement and equipment .. .. .	.. .. .	5,695	
Seasonal expenditure .. .. .	.. .. .	15,112	
Settlement lands—			
Improvement and equipment .. .. .	.. .. .	61,433	
Seasonal expenditure .. .. .	.. .. .	79,787	
Grants to local bodies in lieu of rates .. .. .	.. .. .	1,098	
Improving and protecting settlement lands .. .. .	.. .. .	1,722	
Lodgments under section 208, Land Act, 1924—			
Refunds of .. .. .	.. .. .	680	
Interest on .. .. .	.. .. .	530	
Payment for improvements to outgoing lessees .. .. .	.. .. .	58	
Preliminary expenses of acquisitions .. .. .	.. .. .	126	
		—————	380,015
Interest and other charges on loans and capital liability—			
Transfer to Consolidated Fund of interest on debentures .. .. .	.. .. .	291,976	
Recoupment of management charges on securities .. .. .	.. .. .	814	
Recoupment of stamp duty on transfers of stock .. .. .	.. .. .	3	
		—————	292,793
Expenditure charged on proceeds of sale of Crown lands—			
"Thirds" paid to Local Bodies' Deposit Accounts from proceeds sale of Crown land .. .. .	.. .. .	249	
Acquisition of Native land under section 3 (2), Native Purposes Act, 1934 .. .. .	.. .. .	475	
Acquisition of Mataura Domain .. .. .	.. .. .	380	
Acquisition of Fendalton Domain .. .. .	.. .. .	780	
Improvement and development of Hutcheson Domain .. .. .	.. .. .	52	
Settlement land converted into ordinary Crown land .. .. .	.. .. .	3,612	
		—————	5,548
Transfer to Public Works Fund (General Purposes Account) of value of improvements effected by Small Farms Board on Withers Settlement .. .. .	.. .. .	..	320
Balance as at 31st March, 1941 .. .. .	.. .. .	47,235	
Investment Account .. .. .	.. .. .	1,711,365	
		—————	1,758,600
			—————
			£2,437,276

R. G. MACMORRAN, Under-Secretary for Lands.

G. I. BRESON, Chief Accountant.

I hereby certify that the Statement of Receipts and Payments has been duly examined and compared with the relative books and documents submitted for audit, and correctly states the position as disclosed thereby.—CYRIL COLLINS, Controller and Auditor-General.

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