

1943.

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.

SIR,—

Department of Lands and Survey, Wellington, 21st April, 1943.

I have the honour to submit my report for the year ended 31st March, 1943, in terms of section 109 of the Land for Settlements Act, 1925.

I mentioned in my last report that the difficult supply position had forced the Dominion Land Purchase Board to the decision to curtail purchases, and to consider only properties which were eminently suitable and which were offered at an attractive price.

With no expectation of an improvement so far as the most essential items were concerned, the Land Settlement Board, which took over the functions of the Dominion Land Purchase Board, *vide* section 39 (8) of the Statutes Amendment Act, 1941, had to continue on the same line of policy. There appeared to be no point in purchasing grassed land, which, owing to the shortage of manure, might depreciate in value while being farmed by the Department pending the provision of labour and materials required for the additional dwellings, sheds, fencing, water-supplies, &c., necessary for closer subdivision.

Once again a number of offers were received that obviously did not warrant serious investigation, and only twenty-one properties totalling 41,910 acres were actually referred to the Board for consideration. Table "A" hereunder shows the districts in which these properties were located.

Farms not capable of subdivision into two or more economic units do not come within the scope of the Act, and the suggestion was made to owners offering this class of property that they should forward full particulars to the State Advances Corporation so that they could be brought to the notice of ex-servicemen inquiring for assistance to purchase single-unit farms.

The only purchases actually completed were:—

- (1) *Part Allotment 105, Parish of Ruarangi* (Area, 60 acres), the purchase of which was negotiated at £60 to square up the boundary of Batten's Block, at Waipu, a reverted mortgage security that is being reconditioned prior to being reoffered.
- (2) *Part Allotments 86 and 87, Tokatoka Parish* (Area, 70 acres and 14 perches).—Purchased at £10 per acre to provide a run-off for a Crown lessee and mortgagor farming on the Ruawai Flats, North Auckland Land District. The run-off will enable this settler to run a larger herd and to breed his own stock, thus avoiding annual expenditure on the purchase of herd replacements.
- (3) *Te Tawa Block*.—Purchased from Robert Black, of Waimana, on the 20th July, 1942, at a price of £4,700, which included £148 for chattels comprising a five-cow milking-plant complete with rotary vacuum pump, 1 h.p. electric motor, electric water-heater, and water-pump. The property, which contains 199 acres 2 roods 37 perches, is situated one mile from Waimana Township and dairy-factory and eight miles from Tancatua Railway-station. It fronts the main Opotiki Road, and comprises approximately 46 acres of rich alluvial flat, 90 acres drained light peat to loam flat, the balance being undulating to hilly of reasonable quality. There are two dwellings and one cow-shed as well as other farm buildings which can be made use of on subdivision. The drainage, water-supply, and fencing will require some improvement. Two sections, each with a capacity of 60 cows under good management, will be provided. The property is being farmed by the Department meantime.
- (4) *Section 3, Block II, and Section 2, Block VI, Maungamangero Survey District* (Area, 1,645 acres).—Situated at Waitanguru, near Te Kuiti, purchased from the National Mutual Life Association for the purpose of re-establishing a returned soldier of the Great War who was assisted under the Discharged Soldiers Settlement Act, 1915, but who recently had to abandon his holding in the Mangapurua Valley, Waimarino County, following the Government's decision to discontinue the maintenance of the access road. The purchase-price was £3,000, and the carrying-capacity about 920 ewes, 600 hoggets, and 200 head of cattle.
- (5) *Sections 14 and 18, Block II, Makotuku Survey District* (Area, 502 acres and 33 perches).—Purchased from Mrs. M. E. Hansen for the re-establishment of another of the soldier settlers from the Mangapurua Valley. The property is situated about three miles and a half from Raetihi, and has a carrying-capacity of 800 ewes, 250 hoggets, 65 steers, and 10 dairy cows.

I have, &c.,

R. G. MACMORRAN,

Land Purchase Controller.

The Hon. the Minister of Lands.