

1946  
NEW ZEALAND

DEPARTMENT OF LANDS AND SURVEY  
**SETTLEMENT OF CROWN LANDS**  
(ANNUAL REPORT ON)

*Presented to both Houses of the General Assembly by Command of His Excellency*

SIR,—

Department of Lands and Survey, Wellington, 28th June, 1946.

I have the honour to submit the annual report on the settlement of Crown lands for the year ended 31st March, 1946, together with particulars of operations under the Small Farms Act, 1932-33, the Land Laws Amendment Act, 1929, and the Servicemen's Settlement and Land Sales Act, 1943.

I have, &c.,  
R. G. MACMORRAN,  
Under-Secretary.

The Hon. the Minister of Lands.

## REPORT

### GENERAL REVIEW

IN order to assist in the settlement of ex-servicemen, the activities of the Department continue to be concentrated largely on the acquisition and development of land suitable for this purpose. As will be seen from the figures given in a later stage of this report, a considerable area has been purchased following on negotiations with the owners, while in a number of cases the compulsory sections of the Servicemen's Settlement and Land Sales Act, 1943, have been invoked.

The development of land held by the Crown is being proceeded with as intensively as the availability of essential materials permits, and in anticipation of an improvement in the supply position plans are in hand to extend operations.

At the 31st March, 1946, the tenants on the books of the Department numbered 34,721, occupying a total area of approximately 17,457,064 acres.

### LEGISLATION

The increase in the country's secondary industries and the need for providing sites for factories and other plant led to the passing of legislation as section 40, Statutes Amendment Act, 1945, to facilitate disposal of Crown and settlement lands as sites for commercial and industrial purposes. Areas so disposed of are, as a general rule, to be leased on a thirty-three-year term perpetually renewable and without right of freehold. Sale in fee-simple is, however, authorized in special circumstances subject to Ministerial approval. The Land Act, 1924, was amended in other respects by the Act quoted.

Section 41 permits the acquisition of areas beyond the stipulated maximum of 5,000 acres of third-class land where it is expedient in the public interest to waive the restriction. The widows of servicemen are now given the same preferences at ballots for the allotment of Crown and settlement land as are available to discharged servicemen (section 42). All holders of leases of Crown land in the Hammer Town area are given the right to surrender their present leases, which contain no right of renewal, and obtain leases under the Public Bodies' Leases Act, 1908, term twenty-one years, perpetually renewable. Experience in the operation of the Servicemen's Settlement and Land Sales Act, 1943, demonstrated that it was desirable to remove certain difficulties and to improve parts of the Act. Of the eleven sections of the Servicemen's Settlement and Land Sales Amendment Act, 1945, which was passed to bring this about, nine sections are of a machinery nature. Section 10 provides that urban land, the sale of which has been consented to by the Land Sales Committee, which is afterwards withdrawn from sale shall not be sold, except with the prior consent of the Minister, within a period of twelve months to other than an ex-serviceman. The taking of land outside cities, boroughs, or town districts for homes for discharged servicemen who are farming, or to facilitate settlement of discharged servicemen, is authorized by section 11 of the Act mentioned.

### RECEIPTS

The receipts for the year from all sources totalled £2,445,659. The receipts for the previous year totalled £1,920,955. Details are as follows :—

Heading.	Year ended 31st March, 1946.	Year ended 31st March, 1945.
	£	£
Rents, royalties, and interest .. .. .	890,577	890,780
Rates and miscellaneous receipts from drainage areas .. .. .	34,276	34,625
Administration charges, fees, and other departmental receipts	97,094	96,889
Sales of land, improvements, repayment of advances, &c.	666,169	408,241
Farming receipts from development schemes	748,367	482,578
Miscellaneous .. .. .	9,176	7,842
	2,445,659	1,920,955

### POSTPONEMENTS, REMISSIONS, AND ARREARS OF RENT AND INTEREST

Rents and interest the payment of which remained postponed at 31st March amounted to £6,812. Arrears of rent and interest (including arrears in respect of the current half-yearly charge) totalled £137,244, while remissions for the year totalled £17,526.

### THE SERVICEMEN'S SETTLEMENT AND LAND SALES ACT, 1943

This report gives an account of the operations under this Act for the second complete year.

### APPLICATIONS

Have increased from 37,038 in the previous year to the remarkable total of 43,899. This figure comprises 38,262 urban properties and 5,637 rural transactions. As the average number of registered transactions for the three years preceding the enactment of this legislation was 28,201, it appears that little or no restraint has been laid upon the property market by this Act. Moreover, it seems that, notwithstanding the housing shortage, there is little to discourage the free sale of town properties.

### COMMITTEES

The mounting volume of sales has imposed a heavy burden on Committees, particularly in the metropolitan areas. In Auckland and Wellington it has been necessary to strengthen the Committees to enable more "sitting" time. The Committees have worked faithfully and assiduously, and it is freely granted that the successful administration of the Act is in the main due to the Chairmen and the members.

### DESPATCH OF WORK

The further and rather unexpected increase in the volume of applications has taxed the force of valuers available to the Crown and, indeed, to the vendors and purchasers. It was supposed that as standards of values were settled by the Committees and Court, sale prices would tend to be fixed voluntarily at the recognized levels. That expectation has unfortunately been far astray. Prices agreed upon between contracting parties tend to become higher, and therefore the need for valuations becomes correspondingly greater. Although it seemed for a while that some special administrative arrangement would have to be devised to bring arrears of work within manageable proportions, the valuing and office staffs have brought the position within control. At the time of writing this report the graphed line of arrears has taken an encouraging downward curve.

During the year the data on which is based the process of valuation was revised and consolidated. This has been a great help to valuers and Committees. It has brought about a great measure of uniformity in the technique of valuing, and rarely is it to be found that more than a few points of difference arise between opposing valuers.

### APPEALS

Unfortunately, appeals have not been dealt with as promptly as could be wished. The Judge of the Court, the Honourable Mr. Justice Finlay, had to devote much time to duties in the Supreme Court and Court of Appeal. Towards the end of the period under review, Mr. Justice Finlay was obliged to give all his attention to those judicial functions. Temporary arrangements to deal with the appeals pending the appointment of a full-time Judge have been made by appointing Mr. Justice Ongley an additional Judge. During the year, 295 appeals were filed. Of these, 16 were allowed in full, 51 in part, and 98 yet remain to be dealt with. Since the 31st March these arrears have in large measure been despatched.

### THE EXERCISE OF CROWN RIGHTS UNDER SECTION 51 AND PART II OF THE ACT

Although section 51 has not been used extensively, the existence of this provision has resulted in an ever-increasing number of direct sales to ex-servicemen (of which details are given elsewhere). In the same way it has not been necessary to make very much use of Part II of the Act. The very existence of the compulsory provisions to take land has been a powerful factor in enabling the Land Settlement Board to negotiate directly for the sale and purchase of suitable blocks. However, during the year five notices have been issued under Part II of the Act, involving 6,661 acres of land which it is estimated will provide thirty-four farms.

### PERSONNEL CHANGES ON COMMITTEES

The following appointments were made during the year in place of Chairmen and Committeemen who vacated their offices for the reasons stated:—

- E. H. Burton, Chairman, North Auckland Committee, *vice* S. I. Goodall appointed Stipendiary Magistrate.
- H. E. Beattie, member of Hawke's Bay Committee, *vice* F. J. Douglas, resigned.
- E. Sincock, member of Otago Committee, *vice* R. Walls, resigned.

## RETURN OF APPLICATIONS FOR YEAR ENDED 31ST MARCH, 1946

Registry.	Brought forward from Previous Year.	Received.	Granted without Hearing.	Granted after Hearing.	Granted subject to Conditions.	Refused or With-drawn.	Total finalized.	Action incomplete.
<b>Farm lands—</b>								
Auckland .. .. .	298	1,445	865	152	372	131	1,520	223
Hamilton .. .. .	..	904	522	77	67	66	732	172
Gisborne .. .. .	8	166	120	12	25	2	159	15
Napier .. .. .	22	304	255	8	21	4	288	38
New Plymouth .. .. .	33	370	254	13	33	36	336	67
Wellington .. .. .	35	436	366	38	24	19	447	24
Blenheim .. .. .	9	74	46	6	13	9	74	9
Nelson .. .. .	20	259	183	28	12	21	244	35
Hokitika .. .. .	1	33	28	1	4	..	33	1
Christchurch .. .. .	24	662	454	26	102	24	606	80
Dunedin .. .. .	55	445	224	7	127	39	397	103
Invercargill .. .. .	27	539	346	45	78	37	506	60
Totals .. .. .	532	5,637	3,663	413	878	388	5,342	827
<b>Other lands—</b>								
Auckland .. .. .	1,218	10,224	7,069	790	2,288	292	10,439	1,003
Hamilton .. .. .	..	3,171	2,183	219	220	142	2,764	407
Gisborne .. .. .	13	753	606	27	95	6	734	32
Napier .. .. .	110	2,200	1,704	93	236	45	2,078	232
New Plymouth .. .. .	73	1,595	1,317	35	177	32	1,561	107
Wellington .. .. .	587	7,483	5,913	140	796	252	7,101	969
Blenheim .. .. .	15	522	319	23	156	13	511	26
Nelson .. .. .	84	1,053	782	144	45	53	1,024	113
Hokitika .. .. .	11	437	317	9	79	7	412	36
Christchurch .. .. .	419	5,605	3,154	82	2,116	133	5,485	539
Dunedin .. .. .	232	3,397	2,072	38	998	160	3,268	361
Invercargill .. .. .	90	1,822	1,225	79	434	27	1,765	147
Totals .. .. .	2,852	38,262	26,661	1,679	7,640	1,162	37,142	3,972
Grand totals .. .. .	3,384	43,899	30,324	2,092	8,518	1,550	42,484	4,799

## REDUCTIONS IN CONSIDERATION DIRECTED BY LAND SALES COMMITTEES FOR YEAR ENDED 31ST MARCH, 1946

Registry.	Farm Land.		Other Land.		Totals.	
	Number.	Amount.	Number.	Amount.	Number.	Amount.
		£		£		£
Auckland .. .. .	368	153,119	2,416	390,482	2,784	543,601
Hamilton .. .. .	67	35,136	228	30,527	295	65,663
Gisborne .. .. .	26	7,985	97	8,029	123	15,964
Napier .. .. .	20	2,712	236	24,137	256	26,849
New Plymouth .. .. .	33	11,034	177	23,523	210	34,557
Wellington .. .. .	130	42,563	3,199	358,400	3,329	400,963
Blenheim .. .. .	13	3,651	151	12,132	164	15,803
Nelson .. .. .	32	5,950	211	22,593	243	28,543
Hokitika .. .. .	7	1,557	85	5,614	92	7,171
Christchurch .. .. .	97	35,609	2,082	239,988	2,179	275,597
Dunedin .. .. .	89	19,715	929	82,494	1,018	102,209
Invercargill .. .. .	84	29,064	434	47,420	518	76,484
Totals .. .. .	966	348,045	10,245	1,245,359	11,211	1,593,404

## RETURN OF APPEALS FILED BETWEEN 1ST APRIL, 1945, AND 31ST MARCH, 1946

Registry.	Number brought forward from Previous Year.	Number lodged.	Dismissed.	Allowed in Part.	Allowed in Full.	Withdrawn.	Referred back to Committee.	Total Number Disposed of.	Number remaining to be dealt with.
<b>Farm lands—</b>									
Auckland .. .. .	..	24	2	4	3	4	..	13	11
Hamilton .. .. .	..	13	1	..	..	4	..	5	8
Gisborne .. .. .	..	..	..	..	..	..	..	..	..
Napier .. .. .	..	2	..	..	1	1	..	2	..
New Plymouth .. .. .	..	1	..	..	..	..	..	..	1
Wellington .. .. .	..	11	2	1	1	3	1	8	3
Blenheim .. .. .	..	1	1	1	..	..	..	2	..
Nelson .. .. .	..	1	..	..	1	..	..	1	..
Hokitika .. .. .	..	..	..	..	..	..	..	..	..
Christchurch .. .. .	..	1	..	..	1	..	..	1	..
Dunedin .. .. .	..	6	1	3	..	2	..	6	..
Invercargill .. .. .	..	2	1	..	..	..	1	2	..
<b>Totals</b> .. .. .	..	1	62	8	9	7	14	2	40
<b>Other lands—</b>									
Auckland .. .. .	..	1	93	15	23	..	26	..	64
Hamilton .. .. .	..	..	11	1	..	1	3	..	5
Gisborne .. .. .	..	..	1	..	..	..	1	..	1
Napier .. .. .	..	..	14	5	..	1	5	..	11
New Plymouth .. .. .	..	..	2	1	..	..	..	..	1
Wellington .. .. .	..	2	75	17	12	2	13	1	45
Blenheim .. .. .	..	..	4	..	..	2	1	1	4
Nelson .. .. .	..	..	12	1	6	2	2	..	11
Hokitika .. .. .	..	..	..	..	..	..	..	..	..
Christchurch .. .. .	..	..	11	3	..	1	4	2	10
Dunedin .. .. .	..	..	9	4	..	..	3	1	8
Invercargill .. .. .	..	..	1	..	1	..	..	..	1
<b>Totals</b> .. .. .	..	3	233	47	42	9	57	6	161
<b>Grand totals</b> .. .. .	..	4	295	55	51	16	71	8	201

## LAND-DEVELOPMENT AND SETTLEMENT OF EX-SERVICEMEN

During the year ended 31st March, 1946, considerable progress has been made in the acquisition of lands for the settlement of ex-servicemen. During that period the purchase of 115,017 acres by voluntary negotiation was completed, 15,766 acres capable of sub-division were acquired in terms of section 51 of the Servicemen's Settlement and Land Sales Act, 1943, 6,661 acres were acquired compulsorily under Part II of the Servicemen's Settlement and Land Sales Act, 1943, and 9,302 acres representing forty-eight single units were acquired in terms of section 51 of the Servicemen's Settlement and Land Sales Act, 1943.

As at 31st March, 1946, the land acquired specifically for the settlement of ex-servicemen is as follows:—

Purchased by negotiation .. .. .	Acres.	210,354
Acquired under section 51 of the Servicemen's Settlement and Land Sales Act, 1943—		
Subdividable .. .. .		31,562
Single units .. .. .		18,955
Acquired under Part II of the Servicemen's Settlement and Land Sales Act .. .. .		10,491
<b>Total</b> .. .. .		<b>271,362</b>

In addition to the above, notice of intention to take under the provisions of Part II of the Servicemen's Settlement and Land Sales Act, 1943, had, as at 31st March, 1946, been issued in respect of eleven properties comprising a total area of 29,300 acres. It is anticipated that upon subdivision approximately sixty sections will be derived from this area.

Up to 31st March, 1946, the following number of ex-servicemen have been established either on permanent tenure or are working on wages or other similar basis with a promise of a permanent tenure on completion of the development programme :—

Land District.	Total.
North Auckland .. .. .	29
Auckland .. .. .	106
Gisborne .. .. .	11
Napier .. .. .	31
New Plymouth .. .. .	36
Wellington .. .. .	46
Blenheim .. .. .	21
Nelson .. .. .	4
Hokitika .. .. .	..
Christchurch .. .. .	54
Dunedin .. .. .	15
Invercargill .. .. .	24
	—
	377

These figures do not include ex-servicemen assisted by way of rehabilitation loans to purchase established properties.

Further details of the areas actually acquired during the year are shown later in this report in schedule form. It will be seen that some areas have been acquired for the Native Department for the settlement of Maori ex-servicemen.

In accordance with the policy of the Rehabilitation Board, purchases are still being restricted in the main to areas that are reasonably developed and do not require extensive use of fertilizers for maintenance of pastures. This policy permits subdivision and settlement with a minimum of delay.

Difficulty is still being experienced in the erection of buildings, including houses. The shortage of materials and labour causes delay in completion once contracts for buildings are let. All building-work with the exception of work on those areas controlled by the Superintendent of Land Development, Te Kuiti, is under the supervision of the Department of Housing Construction. The Superintendent at Te Kuiti has his own organization for this work. As at the 31st March, 1946, the following buildings had been completed or were in the course of erection: houses, 271; cowsheds, 173; other buildings, 154.

The shortage of materials has precluded extensive development operations on the various development blocks which have been under the Department's control for some time. In the main, work on these blocks during the year has been confined to cultivation, fencing, draining, normal farming operations, and to maintaining existing improvements as far as possible. Certain blocks and portions of blocks have been made available for the settlement of ex-servicemen, and this principle will be continued when any given block is deemed ready for settlement.

The following comments are made in respect of operations in the different districts :—

#### SUPERINTENDENT OF LAND DEVELOPMENT, AUCKLAND

During the year twelve properties, totalling 5,561 acres, were acquired for the settlement of ex-servicemen. Pre-settlement work comprised topographical and boundary surveys, schemes of subdivision, road construction, farm buildings, water-supplies, fencing, and the purchase of stock and chattels.

Material shortages retarded the planned programme, but during the year under review forty-seven ex-servicemen were established. In addition, the major portion of the work necessary for the settlement of another fifty-seven settlers early in the coming year was completed, while it is expected that at least sixty-one sections will be ready early in 1947.

The lack of fertilizer prevented material progress being made in the settlement programme for purely development areas, but it is hoped that an early start can be made with the preparation for settlement of the five hundred to six hundred sections planned in these areas.

Production in the early part of the year was good, but a prolonged dry summer seriously affected the output from most of the farm lands in this district.

*Billings* (Part Wharere Block).—Approximately 154 acres of this block remain to be developed, and this will be undertaken when fertilizer is available. Owing to deterioration of pastures, it may be necessary to crop and resow a further 250 acres before a satisfactory sward is obtained. The grown sheep have done fairly well, but the lambs were not up to the usual standard owing to the dry nature of the feed, which reduced the ewe's milk-supply. Both cattle and sheep had to be grazed temporarily on Hereford Park.

*Edgecumbe* (Locality: Edgecumbe).—Deterioration of pastures on this block continued owing to drought conditions and shortage of manure. The hay crop was a failure, but a fair crop of swedes was obtained. Dairy heifers purchased as weaners were grazed and run with bulls after a fairly heavy culling. The culls were disposed of, and a very satisfactory line of in-calf heifers is available for distribution to ex-servicemen. Owing to feed shortage there has been a greater measure of fern control, and paspalum will be sown in the spring on the hilly country. It is hoped that this will assist in preventing erosion on this loose type of soil. Orini has been used in conjunction with Edgecumbe and has proved valuable for fattening bullocks and cull female cattle. This block suffered from excessive flooding in the autumn of 1943, but has recovered and benefited from the recent dry season.

*Fairview* (Locality: Taneatua).—This block was acquired during the year and a dairy herd has been milked on shares on the front portion of the property with satisfactory returns for the season. The remainder consists of hilly country which has badly deteriorated, and a considerable amount of crushing has been done with steers and wethers. This practice will be continued, and with a sufficient manure supply and oversowing it is expected that the hills will be satisfactorily regressed.

*Jensens* (Part Wharere Block).—This block has suffered very severely from the drought and practically all stock was removed. Last year's turnip area was sown down and another area is now in swedes, but owing to the poor crop, part had to be resown. A small area has been fenced and sown down for a holding paddock. Water has been laid on to two paddocks and the establishment of lucerne will be undertaken.

*Mihi* (Locality: Reporoa).—These areas also suffered from the drought. Owing to the newness of the pastures and lack of sufficient fertilizer, recovery has not been good, and some harrowing and oversowing will be necessary. Last year's swede area was sown down, and as an experiment approximately 100 acres of this new grass is being reserved for grazing by cattle only. Additional fencing has been erected. The National Service Department, by means of defaulter labour, again erected further fences, formed roads, dug drains, and provided most of the labour for general farm work. This source of labour has now ceased and outside labour is being engaged. Some damage was caused by fire on the Mihi and Paeroa Sub-blocks, but fortunately it was not serious. Investigations to eliminate unthriftiness experienced in young stock are being carried out under the direction of the Scientific and Industrial Research Department.

*Butchers* (Part Mihi Block).—This area, which was acquired during the year, is situated between the Mihi and Paeroa Blocks and will be developed in conjunction with them.

*Matanuku* (Locality : Tokoroa).—Seven sections were allotted to ex-servicemen during the year, while one is being farmed on wages pending further improvements. Two further sections will be settled in the coming year, while the balance of ten sections are expected to be ready for occupation during the following year. This block suffered less from the drought than other parts of the district and consequently the production of both meat and wool was satisfactory.

*Matarawa* (Part Matanuku Block).—Possession of this block was taken on 1st March, 1945, and is being developed in conjunction with Matanuku. The subdivision provides for three sections, and contracts for the necessary buildings have been arranged.

*Ngutuwaera* (Locality : Tokoroa).—Last season's swede area has been sown down in permanent pasture, and a further area is now in a fairly good swede crop. Until sufficient manure is available, work on this block cannot proceed.

*Rerehakaitu* (Locality : Rotorua).—The work on this block has consisted of fencing, building renovations, and the provision of winter feed. Very fair swede crops have been obtained and there is a good strike of soft turnips. It is now necessary to plough further rough areas for temporary pastures and swedes.

There is great scope for development when fertilizer-supplies are available.

*Tokoroa* (Locality : Tokoroa).—This block, in common with Matanuku, did not suffer from the drought to the same extent as the other areas to the east. The class of stock has been well maintained and production has been satisfactory. Last year's swede area has been sown down in grass and appears to be a good strike, but the new swede area has suffered badly. Lack of fertilizer is again the cause of further deterioration of pastures, and this has resulted in a reduction of the number of breeding-ewes.

*Waikite* (Locality : Rotorua).—Shortage of fertilizer and drought conditions resulted in further deterioration of pastures and consequent loss in carrying-capacity on the Waikite Block. In the case of the Whirinaki portion of the block there is no marked deterioration in the pastures, and this is no doubt due to the fact that there has never been any breeding of sheep or cattle on this area. It has been reserved for fattening cattle and wintering cull lambs from Mihi, with very good results. As a result of the experience of last year, it has been decided to make provision for the establishment of lucerne areas wherever possible. Development work in the meantime is limited to fencing, buildings, ploughing further unimproved land, and sowing temporary pastures for future root crops.

*Tikokopu* (Locality : Helensville).—This block of 4,600 acres, which is situated about three miles south-east of Helensville, was taken over during the year. The whole area is undulating to hilly with some good flat areas suitable for dairying. Considerable development work, consisting mostly of clearing and pasture establishment, is necessary before settlement takes place. In the meantime, sheep and cattle are being run and areas prepared for large-scale development work. A subdivisional scheme providing for seven dairy and six sheep farms has been prepared.

*Whangapoua* (Locality : Coromandel).—This block of 21,055 acres, which is situated on the Whangapoua Harbour, Coromandel Peninsula, was purchased in February, 1946. Of the total area, approximately 2,000 acres of flat to undulating country is being retained by this Department for future settlement, while the balance is being taken over by the State Forest Service. Considerable development work is necessary, as the greater part of the land consists of run-out pastures with areas of fern and scrub. A farm-manager has been appointed and a start made with fence repairs, draining, and pasture renovation. At present 1,500 breeding-ewes are being run.

*Riverside* (Locality : Tangowahine).—Purchased in February, 1946, this block of 3,960 acres is situated about seventeen miles north-east of Dargaville. The whole area is undulating to steep hills and consists of some fairly good grassed areas in the small valleys. The greater portion of the hill country is reverting to fern and scrub. The block has good water for stock on the eastern boundary, but over the balance of the



area the supply is poor, being from small streams and springs which dry out in the summer. Before settlement takes place, development work, consisting of pasture establishment, draining, clearing, and water-supply, is necessary. There are no buildings on the property. At the present time sheep and cattle are being run on this block.

*Okahukura* (Locality: Wellsford).—This area of 9,041 acres was purchased in March, 1945, and is situated on the Kaipara Harbour, twenty-four miles south-west of Wellsford. Approximately 2,400 acres consists of fairly steep hills of poor quality covered in scrub, fern, and scattered gorse. The balance of the area is flat to undulating with some 1,500 acres of sandy ridges, tidal flats, and islands, 625 acres in fair to run-out pasture, and 4,516 acres covered in gorse, manuka, and lupins with open patches of run-out pasture. Owing to the very thick growth of gorse and manuka, large-scale development cannot be undertaken until ample supplies of fertilizer and fencing-materials are available. The block is not naturally well watered. Indications are that good supplies can be obtained from bores, but the water-supply scheme will present a major problem. During the year repairs and renovations have been effected to the old homestead and farm buildings. Shearers' quarters and huts for workmen have been erected. Fifty acres were cultivated and sown in swedes, and an area of 400 acres has been cleared of gorse and manuka and cultivated for future crop areas. An eight-wire pig-proof fence is being erected to enclose approximately 2,000 acres which will be cleared and grassed and then used as the main grazing area while the balance of the workable land is being developed. At the present time sheep and cattle are being run, but until better grass areas are obtained good returns cannot be expected. Ultimately some forty dairy farms should be established.

*Orini* (Part Edgecumbe Block).—Work on this block during the year has been confined entirely to the essential maintenance and the care of live-stock. Only one man has been continuously employed, but other men have been employed from time to time as required. Parts of this block are very low lying and are drained by open drains feeding into the Reids Central Canal. At high spring tides and at flood times water flows up these drains and inundates the land. At some time in the near future it will be necessary to consider placing flood-gates on these outlets and improving the stop-banks to prevent this inflow. At a later date the provision of some sort of flood-pumping scheme will have to be considered. This matter is, however, closely linked with tentative schemes under consideration for the provision of a flood-control channel to deal with overflow water from the Rangitaiki River in flood times, and consideration of it will have to be deferred until a decision on these schemes has been reached. The work done on the block during the year has comprised care of live-stock; mustering, drafting, droving, &c.; repairs to fences, gates, and bridges; cutting and burning of blackberry and ragwort; grubbing of rushes; cleaning of 406 chains of drains and deepening of 20 chains of drain with excavation of 130 cubic yards of spoil; and erection of 110 chains of new fence and dismantling of 40 chains of old fence.

*Wharere* (Locality: Bay of Plenty).—As has been the case for the last few years, only a few men have been employed on the block during the last year, the number varying from ten to thirteen, and they have been engaged almost entirely on essential maintenance work, very little development work being carried out. As has been mentioned in previous reports, there is a large programme of work awaiting the attention of a mechanical excavator. A machine was purchased during the year for this purpose and was shipped to Pongakawa early in January. Some 20 chains of the Waerenga Road Drain were improved by this machine up to the end of the year, but most of its time has been spent in assisting with the construction of the suction bay for a new flood-pump station that is now being erected to serve the area north of the Tainui Road. This suction bay is now well under way. A tractor was employed in constructing 800 chains of cattle-tracks through the scrub and blackberry on the east of the Wharere Canal and also on levelling blackberry and scrub. This work was discontinued in July and not started again until February, when further levelling was done, bringing the total for the year to 350 acres. Late in March this tractor was sent to Thornton and one from Pouarua Block transferred to Wharere Block to carry on this work. Other work carried out

during the year comprised the cleaning of 25 miles 64 chains of drains, erection of 75 chains of new fence and repairs to 760 chains, and erection of fourteen small bridges. Ragwort was sprayed over an area of 1,800 acres and blackberry cut by hand on 253 acres. Water-supply maintenance entailed the lifting and lowering of 228 chains of water-main. Peat fires were a great nuisance this year following the drought, and during February and March men had to be constantly employed controlling them. The two small farms produced 20,000 lb. of butterfat, 48 pigs, and 45 bobby calves for the year. The 533 steers sold during the year brought excellent prices, the total value being £8,647.

*Pouarua* (Locality: Hauraki Plains).—The area of this block is 12,000 acres, and approximately 6,000 acres have been sown in grass, but, due partly to the difficulty of obtaining fencing-material and partly to the fact that some areas have become unworkable because of insufficient labour to maintain drains, a part of this grassed area is now not stocked. The number of men employed on this block has varied from eleven to twenty-seven during the year—at 31st March, twenty-three men were employed. Early in the year it was possible with the small number of men to do only the most essential maintenance of fencing, &c., and to care for the stock, but in the latter part of the year a start was being made with the deepening of the 180 miles of drains that now urgently require attention. A feature of this year's work that requires mention is the disastrous peat fires during the prolonged drought. These not only destroyed many acres of grass that will require resowing, but destroyed a great deal of fencing-material, and caused much inconvenience to stockmen in consequence. Fortunately no stock was lost and very little other material damage caused, but a large labour force had to be employed at times to control the fires. Although the number of stock carried is rather less than last year, the total sale value has increased considerably. This is principally due to the high prices ruling for fat stock this year. Apart from the factors mentioned above, another reason for the decrease in the number of stock carried is that an area of 280 acres was handed to the local Primary Production Council in January last for grazing of dairy stock, and in March last this area was further increased to 1,500 acres, which is now carrying about 800 dairy cattle.

*Bradleys* (Locality: Te Kopuru).—This property of 1,249 acres, situated on the west coast seven miles from Te Kopuru, was acquired as a development proposition early in 1941. At present there are about 716 acres undeveloped. Approximately 250 acres is in rough feed which will have to be cropped for three years to eradicate the rat-tail which is dominant. Until adequate fertilizers are available this work cannot be expedited. The balance of the undeveloped portion to the south is of a very light sandy nature and it is doubtful if ploughing and normal cultivation would be wise owing to the danger of sand erosion. As an experiment, 50 acres have been harrowed and a suitable mixture will be sown. A trial bore is being put down to test the possibilities of obtaining a suitable water-supply for this block.

*Waipapakauri* (Locality: Part Waipapakauri Aerodrome).—This area has been farmed under difficult conditions as, owing to lack of drainage, the paddocks in most parts poached badly during the wet winter, and with the cold spring followed by the hot dry summer the growth was poor. Approximately 160 acres was used for dairying, but the adverse conditions caused a small butterfat-production. The balance of the area was grazed with run cattle. A small amount of development work, mainly the re-erection of existing fences and the deepening of some of the main drains, was carried out in the early part of the year.

*Puriri* (Locality: Kaitaia).—During the drought a number of stock was grazed elsewhere in order to spell the pasture, which suffered from lack of sufficient fertilizer. A big tractor was employed in the early part of the year hauling puriri logs off the block, and these, comprising about 150,000 super feet (log measurement), will be milled into suitable timber for use on development blocks. As a result of the tractor knocking out softwood stumps, which were logged up and burnt, 100 acres were resown. The sheep and cattle grazing on the block are in very fair condition.

*Kaitaia* (Locality : Kaitaia).—The year's operations consisted of maintaining the present grassed area, but the cold wet spring and hot dry summer affected the butterfat-production from this area. Only about half the usual amount of hay was harvested, but the dairy stock are in good condition and no trouble is anticipated in bringing them through the coming winter. Three paddocks comprising 17 acres were resown in grass last autumn, but owing to the poor spring the growth was disappointing. Most of the paddocks in the area are becoming very rough, as timber is starting to show through, thus making it impossible to use mowers and harrows. The danger of peat fires which occur every year requires to be overcome before extensive development of the peat areas can proceed.

*Kerepechi* (Part Pouarua Block).—Of the total area of 1,590 acres, 188 acres are leased, and of the balance about 900 acres has been cleared and grassed, while 500 acres is still in scrub and pussy-willow. The number of men employed on this block during the year has varied between two and ten. They have been employed cleaning drains, erecting and repairing fences, controlling noxious weeds and regrowth, and attending to stock. During the latter part of the year some 200 acres were harrowed, and part of the clay road around the block was also harrowed and graded.

*Galatea* (Locality : Rotorua).—Ten sections totalling 1,483 acres were allotted during the year to ex-servicemen. Good progress was made with the erection of farm buildings, and it is expected that a further fourteen sections—2,150 acres—will be settled before next season. Returns from the dairy-farms were much lower than those of the previous year, a prolonged dry spell having a serious effect on the pastures. Work was practically confined to fencing, draining, water-supplies, &c., with a view to preparing sections for settlement. Some 300 acres to 400 acres of lucerne was sown on this area last spring and an excellent strike resulted. This will provide good hay crops for the coming season.

*Paratu* (Locality : Walton).—This block, of 2,020 acres, was acquired in 1943 and drainage and pasture improvement work has been carried out. The forming and metalling of the access roads and erection of fences and buildings have been commenced, and it is hoped to have thirteen of the proposed sixteen mixed farms ready for settlement for the 1947–48 season. In the meantime the area is being farmed with sheep and cattle and good results have been obtained, approximately 100 per cent. of the lambs being fattened.

*Motutapu* (Locality : Hauraki Gulf).—In common with other development projects, lack of fertilizer again held up the pasture-improvement programme on this island. Approximately 120 acres was ploughed and sown in green barley, and this area will later be regressed. Repairs to fences and building renovations have been carried out and a great deal of gorse has been eradicated. Owing to the nature of the pastures it was necessary to reduce the number of breeding-ewes carried, but the number of breeding-cows was increased. The extra stocking with cattle has made a big improvement in the ratstail pastures. This island is being farmed for the Army Department.

*Mangawai* (Locality : Mangawai).—Development work included the clearing and grassing of approximately 100 acres of heavily infested gorse swamp, but unfortunately a fire during the summer spread across this area. Other damage which resulted from the fire was the destruction of fences and plantations. All sheep have been removed from this block, and they have been replaced by cattle with a view to the strengthening of the pastures before dairying commences in 1947.

*Awaroa* (Locality : Ruawai).—Possession of this property of 287 acres was taken on 1st February, 1945, and it has been subdivided into three dairy-farms. Before settlement, new buildings, water-supply, fences, and drains are required, and much of the pastures are to be resown. This work was commenced during the year, and in the meantime the area is being grazed.

*Mamaramū* (Locality : Dargaville).—This property, which is situated near Dargaville, contains 959 acres, and provision is being made for four farms. A good deal of development work, including roading, clearing, fencing, and erection of buildings, will be necessary, and a start has been made with this work. At present the area is being farmed with sheep and cattle.

*Hillcrest* (Locality : Waikiekie, North Auckland).—Of the total area of 620 acres, 200 acres is being share-farmed. Considering the dry spell, the returns were fairly satisfactory, although much lower than the previous year.

*Kopuriki* (Part Galatea Block).—This area of 2,800 acres was purchased on 30th April, 1945, and it will be developed in conjunction with Galatea. Eventually it is hoped that twenty dairy-farms will be established on this area.

*Hapuakohe* (Locality : Hoe-o-Tainui).—Possession of this area of approximately 400 acres was taken on 1st July, 1945, and the property has been subdivided into four dairy units. In addition to some cultivation and fencing work, an access road was formed and metalled, a water-supply installed, and farm buildings erected. Two sections were balloted during the year, and after a period on wages the two ex-servicemen were allotted sections from 1st September, 1945. It is expected that the remaining two sections will be settled before the commencement of next dairy season.

*Tirau* (Locality : Tirau).—This area of approximately 700 acres was taken over on 16th April, 1945, and subdivided into three dairy-farms and one sheep-farm. Improvements effected included extensive subdivisional fencing, water reticulation, and the erection of farm buildings. Following a ballot, four ex-servicemen were employed on wages for a short time, the sections being allotted to them from 1st September, 1945.

*Mangawara* (Locality : Orini). Three ex-servicemen were established during the year on this dairying property, which comprised 282 acres. Subdivisional and boundary fences and farm buildings were erected prior to settlement, and after milking on wages for a few months the ex-servicemen took possession on 1st September, 1945, about four months after the property was acquired by the Crown.

*Waitoa* (Locality : Waitoa). Two properties totalling 745 acres were taken over in April and June, 1945, and subdivided into nine dairy-farms. Four ex-servicemen were allotted sections from 1st October, 1945, and another one will be settled next July. The remaining four sections require buildings and an access road and it will not be possible to ballot these until next year.

*Otakiri* (Locality : Otakiri).—Possession of this settlement of 412 acres was taken on 1st June, 1945, and provision made for four dairy units. Two ex-servicemen were allotted sections and two others are milking herds on wages. One new dwelling has been completed and arrangements have been made for the erection of another. It is expected that the wages men will be granted leases at the commencement of the coming season.

*Otoota* (Locality : Helensville).—At the beginning of the 1945–46 dairying season two ex-servicemen were established. The remaining portions of the block were used for grazing dairy calves and run cattle. During the year steady progress was made with the building requirements, water-supply, and fencing for the other seven sections. It is estimated that all the work will be finished and the seven sections ready for settlement for the 1946–47 dairying season. From present indications it is apparent that these sections will make successful dairy units. During the drought the whole area stood up to full stock-carrying conditions, and, in addition, 3,000 bales of hay were harvested.

*Lake View* (Locality : Ahipara).—This area was taken over in June, 1945, and subdivided into two dairy units. At the commencement of the 1945–46 dairying season one unspecified section was allotted on a share-milking basis and 80 cows were milked by the ex-servicemen. Two new cottages have been completed and new cow-sheds and piggeries are being erected. A new water-supply is to be installed, and a ballot for another sections will be held before the commencement of next season.

*Karaka* (Locality : Karaka).—Possession of this settlement of 220 acres was taken in November, 1944, and the two dairy-farms were allotted on a wages basis on 22nd March, 1946. New houses and other farm buildings, water-supply, and fencing are among the improvements to be effected, and good progress with these works has been made.

*Brooklands* (Locality : Papakura).—Two dairy-farms and one mixed farm have been planned for this settlement of 378 acres, which was acquired in February, 1945. New farm buildings were required on two sections and one farm was allotted on 1st September, 1945, while another will be settled next season. Further development is required on the proposed mixed farm before being balloted.

*Nukuhou* (Locality : Taneatua).—This settlement was taken over at the end of May, 1945, and subdivided into one dairy and one sheep farm. As little improvement work was necessary, it was possible to allot the sections to ex-servicemen from 1st July, 1945.

*Ongo View* (Locality : Ohinewai).—This property of 711 acres was taken over on 17th April, 1945, and subdivided into two sheep-farms. As it was necessary to effect certain improvements, including the erection of farm buildings, it was farmed for a year, and two ex-servicemen will be settled immediately.

*Onewhero* (Locality : Onewhero).—Possession of this 600-acre sheep-farm was taken on 16th April, 1945. Owing to periodic flooding of the flats it was considered economic as a single unit only, and a ballot will be held in May, 1946. Boundary and subdivisional fences were erected and repaired and approximately 90 acres were regressed during the time it was grazed by the Department.

*Komakorau* (Locality : Gordonton).—This area of 734 acres was acquired on 1st February, 1945, and subdivided into six dairy-farms. Before settlement, new buildings, water-supply, fencing, and some cultivation work was necessary, and these were under way at the date of this report. It is expected that three sections will be balloted in the near future, while the remaining sections will be settled next year.

*Te Hoe* (Locality : Te Hoe).—Two dairy units are planned for this settlement of 284 acres, possession of which was taken on 1st November, 1945. As the pastures require renewing and farm buildings are necessary, it will not be possible to settle this area until 1947.

*Bruntwood* (Locality : Bruntwood).—This settlement, containing 166 acres, will subdivide into two dairy-farms. This area was taken over on 1st June, 1945. New buildings are in the course of erection, and both sections will be balloted within the next month or two.

*Tauhei* (Locality : Tauhei).—Possession of this property was taken on 27th June, 1945, and the area will be subdivided into two dairy-farms each of 100 acres. New buildings and fences are to be erected, and regressing of part of the area will be necessary. During the dry spell a fire spread from an adjoining property and swept across this settlement. It is intended to employ a man dairying on wages on one section next season.

*Whitesides* (Locality : Otakiri).—This single unit property of 97 acres was acquired on 1st June, 1945, and fencing, erection of buildings, and renovation of pastures are being carried out. The section will be allotted on a wages basis from 1st July, 1946.

*Thompson's* (Locality : Kaihere).—This section of 102 acres was acquired in November, 1944. Extensive alterations to the house and new farm buildings were necessary, while a new water-supply was installed. A great deal of cleaning up was carried out, in addition to the erection and renovation of fences and cultivation work. A total of 48 heifer calves are grazing on the section, and it is expected that a ballot will be held within the next month or two.

#### SUPERINTENDENT OF LAND DEVELOPMENT, TE KUITI

Altogether, the year's operations can be considered to be reasonably satisfactory. Drought conditions on all blocks north of Te Kuiti affected the pastures and carrying-capacity to a great extent. On some blocks it was necessary to move all the cattle to

areas farther south so that the required relief could be given. Fortunately, the hay produced by the various blocks was almost sufficient to satisfy the supplementary feeding that was necessary and provide the dry winter fodder. This reasonably satisfactory situation would not have been possible had it not been that the winter was a mild one.

All blocks are feeling the absence of a reasonable allocation of superphosphate. This has resulted in the weakening of pastures and a resultant easing of carrying-capacity.

By far the greatest problem that has been faced during the year is that of ex-servicemen settlement. With very few exceptions this branch is erecting the houses and other necessary improvements on the areas set aside for settlement of ex-servicemen. This work is up to date, and the programme that was envisaged at the beginning of the year will be put into effect. In one or two cases the allotment has had to be postponed owing to the failure of the pastures to adequately recover, due to drought conditions.

The various Electric-power Boards appreciate the need for electrical reticulation of areas set aside for settlement, and everything has been done by the Boards concerned to make the power available.

A big problem is facing this branch in respect to deferred maintenance, particularly in regard to fencing and drainage. During the war years the lack of labour was responsible for the normal programme not being carried out. However, it is hoped that when the class of labour required becomes available for this work the maintenance will be speeded up.

Lambing has been up to the usual standard. All stock is in good condition. Revenue from sales has been slightly in excess of that anticipated.

During the year Brouchs, Otoru, Aria, Part Pururu, Part Mapara, Part Ellicotts, and Patoto Blocks were allotted to ex-servicemen, while Bentons and Pratts Blocks were allotted to civilian tenants and Bains was amalgamated with Pururu Block.

*Aria Block* (413 Acres), (Locality : Aria).—This property, consisting of two dairying sections, was settled by ex-servicemen in July, 1945.

*Arohena Block* (4,130 Acres), (Locality : Arohena).—Although dry weather prevailed during the summer months, this condition was, however, beneficial to the block. Both live-stock and crops have done particularly well. Conditions were most suitable for noxious-weed control. The ewe flock has been increased from 2,000 to 2,500. A total of 1,795 acres is in permanent grass.

*Atua Block* (618 Acres), (Locality : Arapuni).—This block was purchased for settlement of ex-servicemen in June, 1945. The scheme of settlement provides for six dairying sections and the erection of five houses, cow-sheds, and other buildings ; also the necessary fencing and installation of an adequate community water-supply. All the work has almost been completed. Possession will be given to the successful applicants in July, 1946.

*Burns' Block* (139 Acres), (Locality : Te Rau-a-Moa).—This section was originally reverted bush land badly infested with ragwort. Noxious weeds are now under control and the pastures are well consolidated. Throughout the past year a dairy herd has been milked on the bonus system, and settlement will take place in July, 1946.

*Ellicott's Block* (746 Acres), (Locality : Te Awamutu).—The major portion of this block, consisting of four dairying and five sheep sections, was settled by ex-servicemen in July and October, 1945. The balance of 729 acres is being improved preparatory to further settlement. Fencing and the establishing of adequate permanent pastures is being pushed ahead. This block was reticulated with electric power in 1945.

*Foss' Block* (438 Acres), (Locality : Pukeatua).—This country is of a very light pumice nature and has suffered from lack of manure. Careful management and additional manure will be required to bring the pastures up to standard. Thirty-three acres of pasture have been renewed this year. A considerable portion of the fencing is now in a condition requiring renovation. Eight hundred breeding-ewes and 60 breeding-cows are to be wintered, and an increase in ewes is contemplated the following year. Owing to the possibility of securing the suitable sheep sections, it has been decided to continue development operations for some time yet.

*Henderson's Block* (776 Acres), (Locality : Otorohanga).—The pastures on this block suffered seriously during the dry spell and most of the live-stock had to be moved elsewhere. Two ex-servicemen are to be settled on dairying sections of 100 acres each this year and the remainder of the block is to be disposed of to ex-servicemen during 1947.

*Kacaea Block* (1,639 Acres), (Locality : Aria).—During the year, 60 acres of pasture have been added to the previous total. A new wool-shed has been erected and the carrying-capacity of the block is steadily increasing. Permanent grass is now rapidly consolidating and the swamp area is gradually being brought in.

*Kairangi Block* (863 Acres), (Locality : Roto-o-rangi).—This block, which was originally acquired from the Waikato Land Settlement Society, will be completely settled this year. To date, sixteen prospective civilian settlers of the society have been established and a further three ex-servicemen settlers will take over the balance of the block in the near future. All the necessary improvements have been effected.

*Karakariki Block* (1,433 Acres), (Locality : Whatawhata).—This block contains a large area unsuitable for development. Some years will elapse before any further settlement can be contemplated. The block was taken over from the Waikato Land Settlement Society.

*Kohua Block* (1,094 Acres), (Locality : Piopio).—An ex-serviceman is to be settled on 357 acres this autumn. A new house and supplementary buildings have been erected for this purpose. Very little development has been carried out during the past year on the balance of the block, but the existing pastures are consolidating well and the fences are in fair order.

*Konui Block* (300 Acres), (Locality : Hamilton).—This property, formerly used by the Department of Agriculture as a vegetable-production scheme, was handed back to the Department during 1945. Four ex-servicemen are to be settled in June, 1946. Houses have been built, a water scheme installed, fences erected, and milking-sheds completed and equipped. The recent dry spell temporarily affected the pastures, but it is anticipated that the desired recovery will take place before settlement. Fifty-seven acres was disposed of to the Agriculture Department for soil-research purposes in June, 1945.

*Langdon's Block* (456 Acres), (Locality : Pukeatua).—The dry summer affected this block of pumice land more than the heavier country. Lack of manure has also adversely affected the pasture. Two small-farm settlers are to commence dairying this year. The necessary fences and buildings have been erected.

*Maihihi Block* (335 Acres), (Locality : Maihihi).—One settler took over a herd during the year and a further section is to be settled this coming year. The balance of the block will not be ready for settlement for some years yet.

*Mangamahoe Block* (442 Acres), (Locality : Otorohanga).—The gorse on this property is now under control and development of the area is proceeding. Further settlement will now, however, not be possible for some years yet. The recent dry spell adversely affected the pastures, and a crop failure resulted.

*Mangaorino Block* (832 Acres), (Locality : Te Kuiti).—When taken over, this area was reverted hill country. During the year, 35 chains of new track have been completed to make easier access to the back of the block. The crops included a trial of 2 acres of pampas grass. There is no immediate prospect of a new road into the Mangarapa Basin being formed, and until this is done development cannot be successfully handled.

*Mangaotaki Block* (1,611 Acres), (Locality : Mangaotaki).—This area was acquired for ex-servicemen in 1945, and it is expected that settlement will take place early in 1947. This country rises from easy hills to steep ridges. Two-thirds is in good pasture; the balance is reverted somewhat to fern and scrub. This block was heavily stocked during the dry spell, due to stock transfers from departmental properties in drought areas.

*Mangati Block* (641 Acres), (Locality : Otorohanga).—Two dairy herds are to be established on Puketotara Sub-block next spring and all the required buildings and other improvements have been erected. Te Tahi Sub-block, being of steep contour, will require further development before it will be up to a standard for settlement.

*Mapara Block* (5,342 Acres), (Locality : Te Kuiti).—Approximately half of this block is still undeveloped through lack of labour and manure. There is a large area of heavy scrub yet to be developed. During this year one ex-serviceman was settled on a dairying section of 199 acres, while a prospective civilian settler operated a dairy herd on the bonus system. Settlement of this man will take place in July, 1946.

*Ngatamahine Block* (4,661 Acres), (Locality : Piopio).—Three sheep sections, totalling 979 acres, are to be settled this autumn by ex-servicemen. Houses, store and implementing sheds, sheep-yards, and a wool-shed and dip have been built for this purpose. The necessary fencing has also been erected. Four prospective civilian settlers who have been operating dairy herds on the bonus system are to be granted small-farm leases in July next.

*Nilson's Block* (604 Acres), (Locality : Waimiha).—This area was originally heavy bush country which has been milled. All of the suitable land has been developed but greater supplies of manure will be required before the pasture can be brought up to standard. Disposal of this property cannot be contemplated until the condition of the block has materially improved.

*Ohakune Block* (1,087 Acres), (Locality : Ohakune).—In July next this block will be settled, four dairying sections being allotted to ex-servicemen and a further one to a prospective civilian settler. All buildings and other improvements will be completed by June next.

*Otoru Block* (1,224 Acres), (Locality : Rewarewa).—As contemplated in the last annual report, five ex-servicemen were settled in July, 1945. Steps are now being taken to reserve the bush area of 456 acres.

*Patoto Block* (721 Acres), (Locality : Mokauiti). In July, 1945, 489 acres was made available to an ex-serviceman settler. The bush area of 233 acres is now under the control of the Commissioner of Crown Lands, New Plymouth.

*Piha Block* (26 Acres), (Locality : Te Kuiti).—This is a small area which is used mainly as a holding paddock. At present a number of dairy heifers are being grazed thereon.

*Piu Block* (6,131 Acres), (Locality : Mapiu).—A big development programme has been planned for 1947. This includes burning, sowing, disking, and fencing. The existing pastures have deteriorated somewhat, due to shortage of manure.

*Pururu Block* (2,187 Acres), (Locality : Rangitoto).—Bain's Block was added to this area during the year. Eight ex-servicemen were settled in July last on dairy-farms totalling 858 acres after the necessary buildings, &c., had been erected. It is proposed to settle two more areas next year. Fifty chains of new roading were completed in 1945. Very little new development work has been possible owing to the large settlement programme. The block has been reticulated with electric power.

*Raetihi Block* (3,133 Acres), (Locality : Raetihi).—Five mixed dairying and sheep sections consisting of 1,080 acres will be settled by ex-servicemen in July next. Before the major portion of the balance of the block can be disposed of a swamp of approximately 200 acres requires draining. The season has been a very satisfactory one in all respects.

*Rangarangi Block* (1,587 Acres), (Locality : Taumarunui).—This area was taken over for subsequent settlement of ex-servicemen in March, 1946. Approximately 200 acres remain to be developed, but the balance is in fair pasture. The fencing is in reasonable order, but some will need reconditioning. The block at the moment is absorbing large numbers of stock from other blocks. A further 1,553 acres will be acquired in April next.

*Rumbles' Block* (379 Acres), (Locality : Te Awamutu).—The gorse is still prevalent on this section, but it is being controlled as development proceeds. Throughout the winter, 600 breeding-ewes, 500 lambs, and 38 breeding-cows were carried.



*Tahaia Block* (661 Acres), (Locality : Tahaia).—This area is badly infested with gorse, but good progress in eradication has been made during the year. A new house has been erected. A further area of 556 acres of Crown land has been added to the block and a comprehensive programme of development has been prepared.

*Tapuwae Block* (3,328 Acres), (Locality : Poro-o-tarao).—Practically half of this area is now developed. Cobaltized superphosphate is still being applied to this block and extensive use is made of limonite licks to combat sheep-sickness. The pasture on this block is well consolidated.

*Tarata Block* (188 Acres), (Locality : Ngahape).—This block was taken over during the year and a dairy herd has been milked throughout the season on a share-milking basis. In July next two sections will be allotted to ex-servicemen, of which the share-milker is one. This is particularly desirable dairying country. All improvements necessary have been erected.

*Te Kowhai Block* (303 Acres), (Locality : Te Kowhai).—This block of dairying country was acquired for ex-servicemen settlement in June, 1945. One section was allotted in August following. A further three sections are to be settled in July next. All the required buildings and other improvements will be completed by then.

*Vincent's Block* (196 Acres), (Locality : Otorohanga).—The pastures on this block suffered during the exceptionally dry summer, and reconditioning will be necessary. Grass-grub is in evidence in some of the paddocks. It is possible that settlement will be proceeded with next year.

*Waihuka Block* (2,539 Acres), (Locality : Waimiha).—Generally the pasture on this area is improving, and the property came through the dry summer very well. There is a large area still undeveloped owing to no work being done thereon during the war years through lack of labour and manure. The ewe flock is being increased.

*Waitanguru Block* (10,466 Acres), (Locality : Waitanguru).—A large portion of this block is still in the development stage, as work of this nature was curtailed during the war years. Due to heavy stocking and lack of sufficient manure, the pastures have weakened considerably. Stock have done remarkably well, due, no doubt, to the use of cobaltized superphosphate. Control of ragwort and fern has been very satisfactory.

*Watson's Block* (1,051 Acres), (Locality : Waitomo).—The developed portion of this block is in fair condition. Pastures were not affected to a great extent by the dry season, but will require heavy manuring to effect any improvement. This block will be made available for settlement in 1947.

*Wharepapa Block* (3,140 Acres), (Locality : Te Awamutu).—Development of this block is practically completed. Being light country, the pastures suffered considerably during the dry spell. Large areas were grassed during the war years, and with a consequent lightening of the manure available per acre a forward movement in the pasture could not be expected. Nine ex-servicemen are to be settled on a wages basis this year and one prospective settler under the Waikato Land Settlement Scheme. The existing water-supply has been extended and a further 400 acres, approximately, reticulated. The block is being reticulated with electric power.

*Whataroa Block* (1,256 Acres), (Locality : Te Kuiti).—This area, taken over for settlement of ex-servicemen, is to be settled in June. Seven sections will be available, and the necessary houses, milking-sheds, pig-houses, calf-houses, implement-sheds, fencing, and water schemes have been completed. The country is of easy rolling contour and lies well to the sun. The pasture stood up well during the dry spell. There is still 384 acres, mostly swamp country, which is to be developed when satisfactory arrangements can be made with the Mangapu Drainage Board for the construction of a main drain. Electric power was laid on during the past year.

*Whatauri Block* (566 Acres), (Locality : Te Awamutu).—This block, which adjoins Wharepapa, is being prepared for settlement. Fencing, roading, building, and water reticulation has been completed and electric power is being laid on. Two ex-servicemen who have been milking on the dairy bonus system will take over their sections in July. It is possible that two further dairying sections will be available two to three years hence.

*Whatawhata Block* (301 Acres), (Locality : Whatawhata).—This block was taken over for ex-servicemen and three are to be settled in July. The necessary fencing, building, &c., have been erected. The property is an attractive one.

*General Report on the Position and Progress of Established Civilian Tenants*

This branch is handling thirty-five civilian settlers established on blocks previously controlled by the Waikato Land Settlement Society.

In all cases these men are meeting their commitments and their farming activities have been very satisfactory.

Ragwort is prevalent on quite a number of sections, but the settlers appreciate the need for constant attention to this noxious weed and are handling the situation very well. In one or two isolated cases the ragwort has been a major problem, but with the assistance of the County Council the weed has been brought under control.

As these sections were in the drought area, a number of them have felt the position very much.

Applications have been received for the provision of finance for hay. In a few cases only will it be necessary to secure advances from the Land Settlement Board to meet this expenditure. In the other instances there is sufficient revenue in their current accounts to cover the outgoings.

Several of these civilian settlers have made applications for disposal of their sections to ex-servicemen, and these cases are now under consideration.

COMMISSIONER OF CROWN LANDS, NORTH AUCKLAND

The majority of the development areas in this land district are controlled by the Superintendent of Land Development, Auckland, but the following areas are controlled by the Commissioner :—

*Matariki Farm Settlement* (Locality : Whangarei).—This property is being prepared for subdivision as three units. A herd of about 80 cows has been milked during the year on the fully developed section, the two partially developed sections being used as a run-off. These two sections are partly in rough grass, but it was not possible, owing to shortage of fertilizers and suitable labour, to clear and lay down in grass the undeveloped areas. Run cattle have been grazed on these sections with beneficial effect on the pastures. All necessary boundary and subdivisional fencing has been completed. Contracts have been let by the Housing Construction Department for all necessary buildings. The provision of an adequate water-supply has been investigated and arrangements are now in hand for the carrying-out of this work.

*Ruawai Block* (Locality : Ruawai).—This block comprises two separate properties several miles apart, one consisting of river flat and the other hill country. One dairying unit has been taken over by the Native Department for the settlement of a Maori discharged serviceman, and the balance of the areas will provide three dairying units, each with a winter run-off. About 120 cows have been milked on the whole area during the present season under a share-milking agreement, and a certain amount of development work, including subdivisional fencing and water reticulation, has been carried on simultaneously with the dairying operations. Contracts have been let by the Housing Construction Department for necessary dwellings and cow-sheds.

*Riponui Farm Settlement* (Locality : Whangarei).—Possession of this property was taken in December, 1945, and two dairying units will be provided. Two new cow-sheds are required, and arrangements have been made to erect these on a day-labour basis. Work on the first shed has been commenced, and other development work, including improvement of water-supply, is in progress. Run cattle and sheep are being grazed pending the commencement of dairying operations by the Department in the 1946-47 season.

*H. and E. B. Carey Block* (Locality : Puni).—This is a single-unit property and dairying operations have been carried on by the discharged serviceman, who will take the property over as from 1st July, 1946. A small amount of necessary development work, including renovating of fencing, has been carried out, and a contract has been let by this Department for the erection of a new cow-shed.

*Araparera Farm Settlement* (Locality : Helensville).—Dairying operations have been carried on during the year pending the acquisition of adjoining land necessary to provide two dairying units. A major problem has been the provision of an adequate water-supply, but this difficulty has been overcome and work on the installation of a supply has been commenced.

*Ngamahanga Farm Settlement* (Locality : Pakaraka).—Possession of this property was taken on 29th March, 1946, and two dairying units will be provided. Arrangements had been made in anticipation of possession for the erection of two cow-sheds on a day-labour basis. The area will be grazed pending the commencing of dairying operations.

*Batten's Block* (Locality : Waipu).—This block was being developed up to 31st March, 1945, under the Land Laws Amendment Act, 1929, being formerly an abandoned Discharged Soldiers' Settlement Account property. It was not possible to carry out any development work during the year owing to shortage of fertilizers and suitable labour. The Department, however, is receiving satisfactory returns from the property from sheep-farming operations and the grazing of run cattle.

#### COMMISSIONER OF CROWN LANDS, AUCKLAND

In this land district all development areas are controlled by the Superintendents of Land Development, Auckland and Te Kuiti.

#### COMMISSIONER OF CROWN LANDS, GISBORNE

Four properties were acquired during the year for the settlement of ex-servicemen :—

*Glenholme Farm Settlement* (Locality : Opotiki), containing 2,165 acres, is situated sixteen miles from Opotiki on the main Opotiki-Whakatane Road. It has been subdivided into six mixed dairy and sheep farms and development has proceeded to such an extent that it is hoped to grant the six returned servicemen employed on the settlement permanent leases at the commencement of the coming season.

*Whakamaru Farm Settlement* (Locality : Opotiki), containing 400 acres, is situated two and a half miles east of Opotiki on the Tablelands Road. It is under development, and when ready for settlement will provide four mixed farms, dairy and sheep, for returned servicemen. At the present time the property is carrying 263 sheep and 170 head dairy heifers; 510 four- and 6-tooth wethers were disposed of late in March, 1946.

*Painga Farm Settlement* (Locality : Wairoa), containing 2,950 acres, is situated approximately 35 miles from Wairoa on the Matakuhia Road, and is well stocked with sheep and cattle. There is an area of 570 acres in standing bush which has been reserved for milling. The Department has continued to run this property as a station pending subdivision and erection of necessary farm buildings. Two exceptionally good sheep-farms will be available for ex-servicemen during the coming year. The property is at present carrying 2,100 ewes, 1,800 dry sheep, and 300 cattle.

*Kohanga Farm Settlement* (Locality : Gisborne).—This is a property of 30 acres at Manutuke, approximately eight miles from Gisborne. The area is flat rich land along the banks of the Te Arai River and has been acquired for the training and eventual settlement of four returned servicemen desirous of taking up small-fruit growing as a livelihood. These men are being trained under the supervision of the Orchard Instructor, and after qualifying for "A" Grade certificates should be well on the way towards successful establishment.

*Te Wera* (Locality : Matawai).—This block contains an area of 9,922 acres and was acquired in 1927, since which date it has been developed and farmed as a sheep and cattle station. Since acquisition, an area of about 1,900 acres of bush land has been felled and grassed. A standard flock is established and the surplus sheep and cattle are

always keenly sought for. The uses of cobaltized salt and cobaltized superphosphate on the country of this type is reflected in the appearance and stamina of the stock. Sub-division has been approved, and roading is in course of construction. It is hoped that seven returned servicemen will be settled next year.

#### COMMISSIONER OF CROWN LANDS, NAPIER

In common with the remainder of the district, development areas suffered from the abnormally dry conditions experienced during the twelve months. Prices for store stock were firm in the spring, but as the season progressed both mutton and wool weights were considerably below those for an average season.

During the year the following blocks were disposed of to ex-servicemen: Parinui, Waihau, Crewan, Kawai, Te Ohu, and Algernon.

The following blocks are under development for the settlement of ex-servicemen: Pukeatua, Oringi, Totara Grove, Te Roto, Hendley, Gowrie, Rawhiti, Omapere, Sandy Creek, and Taheke.

*Kakariki*.—An area of reversionary scrub was again cut and useful strikes of grass obtained on burns from the previous year's cutting. In order to service a new transmission line, the Hydro-electric authorities have constructed a considerable length of all-weather roading through the block. This road will be invaluable in future developmental operations on the block, especially for supplying large-scale scrub-cutting and fencing programmes.

*Kaheka*.—Good progress has been made with completing the renewal of boundary fencing on this area, and a commencement has been made with stripping, renewing, and re-erecting a large portion of the internal fencing. Two miles of road-formation were completed to give road access to some 160 acres of terrace land, and 40 acres was put under the plough in the spring. This was sown in cape barley for winter feed. The old wool-shed, which has served the requirements of the block for a great many years, was demolished after shearing, and a large amount of sound timber and corrugated iron was salvaged. It is proposed to commence with the erection of an up-to-date wool-shed, shearers' quarters, and dip on a more convenient site close to the Manager's homestead. Some 150 acres of scrub were cut, burnt, and surface sown during the year. It is planned to make the two grazing units on this block available for ex-servicemen for next year.

*Ahuriri Lagoon* (Locality: Napier).—A further area of 200 acres was sown in permanent pasture in the autumn of 1945, the seed for which was supplied from areas harvested on the lagoon itself. Apart from this, developmental operations were limited owing to the continued shortage of material and labour. Despite one of the driest twelve months ever experienced in Hawke's Bay, the carrying-capacity was maintained, but the conditions were reflected in the lighter weights for both mutton and wool. Supplementary crops, mangels, and pumpkins were again good, especially the field pumpkins. These supplied a wealth of valuable feed for a long period. The crops for the winter of 1946 suffered extensively through drought conditions. An area of 116 acres of perennial rye-grass was again harvested. Here again, due to the abnormally light rainfall and lack of strong spring growth, the yield suffered and was less than a quarter of that of the previous year off 160 acres. However, the germination and purity of the machine-dressed seed was again excellent.

*Taheke* (Locality: Hastings).—Possession was taken of this block in February, 1945. The block comprises good-type of country, and although the spring of 1945 was a poor one the property, having been top-dressed with some 80 tons of manure in the previous autumn and also having been top-dressed fairly extensively by the previous owners, the country came away fairly well. Dry conditions set in from November onwards and a particularly trying time was experienced up until the end of February of this year. In early March beneficial rains were received and the property came away rather well. The stock, both sheep and cattle, is in excellent condition. There is no need for very much extra internal fencing beyond establishing new boundary lines between sections and the overhaul of boundaries with neighbours where necessary.

Sufficient materials are on hand to undertake this work and a good deal will be completed during the next six months. Contracts have been let for buildings necessary on the block and the contractor is making good progress. It has been possible to utilize various surplus buildings at present on the property to create implement-sheds, &c., and it is also intended to transfer a barn to another part of the block for a community wool-shed. The installation of two water-supplies on the block will be commenced in the fairly near future. There is no doubt whatever that Taheke offers excellent future prospects to ex-servicemen. It is doubtful whether we shall have an opportunity to purchase many properties of this type. The property will be made available to ex-servicemen shortly.

*Omapere* (Locality : Hastings).—Possession of this block was taken in February, 1945, but under arrangements with the previous owners Mr. Maurice Connor still retained possession of the homestead until approximately April of last year. The property is in an unfavourable rainfall area of Hawke's Bay and is definitely subject to drought conditions. The development of this block necessitates the re-establishment of pastures, clearing of gorse, and controlling rabbits. The fencing on the property was in poor condition and a great deal has been done in the way of renovating existing fences, and a good deal of new fencing has been erected. When possession was taken two major water-supply schemes were in existence, together with a spring supply to the homestead. In order to cope with closer settlement it will be necessary to enlarge the present systems and to create a further system to supply the two houses and the wool-shed. This should give an adequate supply to meet all requirements. The ballot for this block took place in the autumn of 1945 and the successful ballottees took up residence in approximately June of last year. Under a Manager they have been employed on the wages basis and have assisted in all routine and development work. It was hoped that the block would be ready for final settlement on fixed charges at the beginning of this year, but due to adverse conditions it was considered advisable to postpone this until January or February of 1947.

*Hendley* (Locality : Patoka).—Possession of this block was taken at the end of July, 1945. The station is situated to the west of Napier on high country and contains a large portion of easy ploughable country. It is bisected by a deep gorge, but this does not materially affect subdivisional proposals, and the station should make a good settlement. In common with other parts of the district, this area suffered considerably during the dry period. Country of this nature needs beneficial rain about January, and, generally speaking, the growth is excellent. It will be necessary to institute a fencing programme during the coming year, and external fencing will be necessary as well as boundary fencing. Not much new subdivisional fencing is necessary. Building contracts have been let, and the contractor has made a start. Two new houses are necessary, together with the renovation of the existing three houses. A short length of new road, necessary to connect with Section 5, has been formed but not metalled. The fairly extensive work of putting tracks across the main gorge is in progress and one has been almost completed. Settlement of this block by ex-servicemen on wages is intended in June, 1946.

*Crewan* (Locality : Hastings).—Possession was taken in March, 1945, and in May, 1945, a ballot took place, and the successful ballottees took occupation on the wages system in June. This area suffered considerably from the dry period. Some 105 chains of new fencing has been erected. Contracts have been let for the erection of buildings. At the present time there is temporary housing in the way of Army huts. No major water-supply scheme is necessary, but springs have been developed and harnessed and should prove sufficient for stock requirements.

*Sandy Creek* (Locality : Putorino).—Possession was taken at the end of February, 1945. There was a good growth of feed on this block in the autumn of 1945, but dry conditions set in and, in common with the rest of the district, the spring growth, although good in its initial stages, soon deteriorated, and the season has been a most difficult one. A ballot was held in the autumn of 1945 and the successful ballottees were installed on

the block working under a share-milking basis. Top-dressing over the four sections has been completed and also a certain amount of resowing of pastures by surface sowing has been done. Not a great deal of fencing has been necessary, but it has been necessary to erect three new dwellings on the block; two are completed, whilst one is nearly so. Two new cow-sheds have been erected. It has been necessary to embark on a fairly extensive water scheme.

*Totara Grove* (Locality: Tikokino).—Possession of this block was taken at the end of April. A good deal of old feed was in evidence when the property was taken over, and during the autumn of 1945 difficulty was experienced with the inadequate water-supply, the property being definitely short in this respect. A ballot took place in the autumn of 1945 and the three successful ballotees were employed on the block. No buildings existed and it was necessary to erect temporary quarters. A good deal of the road fencing was in poor order and some 70 chains of this have been reconstructed. Some 115 chains of new subdivisional fencing has been erected and 40 chains of renovation on sections has been completed. The three dwellings are completed and the ballotees are in residence. It was necessary to construct a water-supply system to serve the three sections. This is completed and working with good results.

*Te Roto* (Locality: Takapau).—Possession was taken in June, 1945. Some 223 acres was secured from a neighbour, Mr. Paulsen, and was the key to the ability to subdivide the block. The whole area offers good possibilities for intensive farming and when fully developed should prove a very successful block. Quite a proportion has yet to be stumped, ploughed, and resown, and will then carry up to 3 ewes per acre. One hundred and seventy acres was stumped, and some 85 acres of this was sown. Also, 160 acres was sown in wheat on a share-cropping basis. After the crop was harvested, 120 acres of this was sown for winter feed, the remaining 40 acres being sown to permanent pasture. A contractor is about to commence ploughing the balance of the 170-acre block from virgin land, which will be sown in the spring. Some 35 chains of new fencing has been erected and 40 chains of internal repair work has been completed. Contracts have been let for the necessary three dwellings and a wool-shed. A bridge has been constructed across the Porangahau Stream to give access from Paulsen's Road to Sections 2 and 4. The block is reasonably well served by water, but it will be necessary to install a small system.

*Pukeatua* (Locality: Dannevirke).—Possession of this block was taken in June, 1945. Pukeatua contains very little ploughable country and is mainly a grazing proposition. It is situated in the Dannevirke district and is not so much affected by dry conditions as in the central and northern portions of the province. To-day the country is carrying a good even sward of pasture suitable for sheep and sufficient for cattle now on the block. All fences are in reasonably good repair. It will be necessary to construct a road fence of some four miles, together with some new fencing to create boundaries between sections. A contractor will very shortly commence work upon the road fence. The erection of the necessary buildings is in the hands of the Housing Construction Department, but so far no start has been made. It is necessary to erect four new houses, together with the necessary out-buildings. Pukeatua should be a successful settlement, provided that fertilizer supplies are available, as the country definitely needs top-dressing. The block is well served by natural permanent water and no major scheme has been necessary.

*Hakowhai* (Locality: Hakowhai).—Possession of this property was taken in April, 1945. At the same time a portion of the Russell Estate was purchased and run jointly with Hakowhai, there being a total of some 1,637 acres. Hakowhai itself is very boxed in and a large portion of the hill country is poor and incapable of much economic improvement. Attention has been paid to the establishment of pastures and some 200 chains of new internal fencing has been erected. A new house and implement-shed have been erected on the Apley end of the block. Some 50 chains of roading has been completed. A small water-supply scheme has been completed for supply to the new house, and later it will be necessary to tap a spring on the Apley portion of the block which will be reticulated to the cultivable areas.

*Rawhiti* (Locality : Napier).—Possession of this block was taken at the end of February, 1946. This block is in an area which is affected by fairly light rainfall and is land subject to scrub reversion. The areas possible of being ploughed will support reasonably good pastures with top-dressing and manuring. The block is reasonably well subdivided and there is no need for a large fencing programme. It will be necessary to construct two new dwellings. Two small schemes will be necessary for providing water to the homesteads and small paddocks on the proposed three sections into which this area should subdivide.

*Gowrie* (Locality : Waipukurau).—This property was taken over at the beginning of February this year, and in common with other parts of the province, was particularly dry. The block is possibly suitable for subdivision into three sections to be used for either standard flock or for fattening. Three sections may be a little more than is safe, and negotiations are under way with a neighbour for possible purchase of some 250 acres on the western side of the block. This would assist materially in subdivision and house sites. The fences are indifferent and a good deal of renovation of present fencing will be necessary, and, in addition, new fencing will be required. The property is fairly well equipped with small springs which will be developed, but there is also the need of creating dams.

*Oringi* (Locality : Dannevirke).—This property comprises light terrace to heavy alluvial river flat and should make three good dairying sections. The block is in a good average rainfall area and is midway between Woodville and Dannevirke. A good deal in the way of fencing will be necessary before the block will be ready for dairying. Sites for houses and cow-sheds have been decided upon, all sections needing these established. As the block at the moment contains no buildings at all. It will be necessary to construct some 30 chains of roading to building-sites as well as a certain amount of track-making. Arrangements have been completed for the installation of two major water-supply schemes to serve the three sections.

#### COMMISSIONER OF CROWN LANDS, NEW PLYMOUTH

Development blocks in this district are under the control of the Superintendent of Land Development, Te Kuiti, but certain areas recently acquired for the settlement of ex-servicemen are being prepared for settlement by the Commissioner of Crown Lands.

During the year one property of 441 acres was acquired under Part II of the Servicemen's Settlement and Land Sales Act, 1943, and subdivided into six dairying units. These will be disposed of for the ensuing season, when development will be completed.

Three properties each capable of subdivision into two dairying units were acquired under section 51 of the above Act, and of these areas two have been allotted to ex-servicemen and the other will be available during the coming year.

#### COMMISSIONER OF CROWN LANDS, WELLINGTON

This year has been marked by a large increase in activities under this heading.

At the beginning of the year six blocks with an aggregate area of 8,389 acres were under the control of this office, but by the end of the period the figures had increased to twenty blocks aggregating 28,144 acres and estimated to provide eighty-one economic holdings. About fifty of these will be dairy units and the balance fat lamb and grazing.

Apart from one block where the charges were fixed and the settlers established at the commencement of the 1945-46 dairy season, all the above blocks are being farmed by the Department whilst the necessary development programme is in progress.

On practically all the blocks the Managers and other labour are Grade "A" ex-servicemen who, provided they give satisfactory service, will receive allotment of sections when they are sufficiently developed to have charges fixed. This system has proved to be an excellent solution of the labour difficulties and most of the ex-servicemen have given loyal and efficient service. In many cases they have had to put up with fairly primitive hut accommodation pending the erection of the houses, and they and their wives have accepted the position with commendable spirit.

In most cases the properties being purchased are fairly well improved and the major items of development are roading, fencing, water-supplies, and buildings. Progress of development works has been rendered difficult by the shortage of essential materials such as fencing-wire, posts, piping, &c. The Housing Department has also experienced considerable difficulties and delays with the provision of the necessary buildings.

The results from farming operations on the various blocks were generally quite satisfactory, as this district missed the full force of the drought which so severely affected other parts of New Zealand.

In order to assist Hawke's Bay, which had been severely affected by the drought, a considerable amount of stock from blocks in that district are being grazed on blocks in Wellington. Hawke's Bay will require their stock again in the spring, and we will then be forced to restock on a rising market, and this will naturally adversely effect trading results on the blocks concerned.

*Tokomaru.*—This is a block of heavy country between Shaumon and Palmerston North. Development was completed during the year, charges were fixed, and the three dairy sections have been disposed of to Grade "A" ex-servicemen.

*Awarua.*—This block of 1,993 acres is situated east of Taihape and is about half freehold, purchased in February, 1945, and half education reserve. It is all excellent papa sheep country and will provide four holdings. Four Grade "A" men have been selected by ballot and are working on wages. Development comprises principally erection of dwellings and fencing. The building programme is well under way, but fencing has been somewhat retarded by shortage of labour and materials. However, it is hoped to have charges fixed and leases issued in time for the men to take over their individual sections prior to the coming season.

*Kahu.*—Is an education reserve of 380 acres near Mangaweka and is all papa hill country. A Grade "A" ex-serviceman was selected by ballot and has been working on wages. The fencing programme and provision of water-supply is well in hand, but the provision of a dwelling has been delayed, although a contract was let in January. This is a one-unit property and it is hoped to fix charges and allow the settler to take over prior to next season.

*Purakau.*—This block of excellent dairy country, comprising 1,140 acres and situated near Featherston, was purchased in February, 1945, and is to be subdivided into nine sections. Development work is well in hand, apart from buildings, and the contractors have now commenced these and it is hoped that sufficient progress will be made to permit of charges being fixed and settlers receiving their individual titles in time for next season. The ballot has already been held and the successful settlers are working on wages or share basis. During the past season two herds aggregating 300 dairy cows were milked with excellent results. The development on this block included the construction of about 100 chains of stop-bank, and this has been completed by the Public Works Department.

*Longridge.*—This area is situated to the east of Masterton and was acquired in February, 1945. It comprises 1,889 acres and is all flat and easy hill country suitable for fattening. The four sections into which the block is subdivided have been balloted for and the successful ex-servicemen are all working on wages. The development programme is well advanced and the buildings have all be completed and are now occupied. It is intended to fix charges and issue titles in time for next season.

*Te Maipi.*—This block, which comprises 2,724 acres suitable for subdivision into three sections, is also situated east of Masterton and was acquired by purchase in February, 1945. The subdivisions have all been allocated by ballot and the men are working on wages. The development programme involves roading, buildings, fencing, water-supply, and some cultivation. Owing to shortage of materials and labour there has been considerable delay with fencing and buildings and it is doubtful whether enough progress will be made to enable us to arrange for settlement in time for the 1946-47 season.



*Kereu.*—Portion of this block comprising 135 acres was acquired under the provisions of section 51 and the balance of 451 acres was purchased in June, 1945. It is all good terrace and swamp country situated near Levin and has been subdivided into seven sections for dairying. The ballot has been held and the successful applicants are all working on wages or shares. Six hundred breeding-ewes were carried last season, in addition to milking a herd of about 125 dairy cows with satisfactory results. Development, which involves roading, fencing, building, drainage, and water-supplies, is well in hand, and arrangements have been made to fix charges to enable the settlers to take over their individual sections prior to next milking season.

*Milson* was acquired by purchase in October last. It comprises 346 acres of first-class heavy land situated in close proximity to Palmerston North. It has been subdivided into six sections, one of which (Homestead Section) has been allocated to the Disabled Servicemen's Re-establishment League as a training centre. The other five sections have been disposed of by ballot and the successful men have been working on wages. A herd of 100 cows was milked on shares for town supply, and, in addition, a considerable amount of grazing was done. The development programme involves drainage, fencing, water-supplies, and buildings. The drainage necessitates a comprehensive scheme of tile drains, as the property is liable to pug badly in winter. Most of the work, including buildings, is well in hand, but owing to the difficulty in procuring tiles the drainage will take some time to complete and it will not be possible to fix charges in time for next season, but the dairy stock will be increased and some of the men will take over the milking on shares until such time as their individual holdings can be allotted to them.

*Morburn* was acquired in May, 1945. It is situated on the plains adjacent to Masterton and comprises an area of 173 acres of good-quality land suitable for subdivision into two holdings for dairying and agricultural farming. The development work is principally buildings with a small amount of fencing and pasture renewal. During the past season 600 breeding-ewes were carried in addition to a herd of 24 dairy cows, and 50 acres were store cropped with wheat. Results were very good. The sections have been allocated by ballot and charges will be fixed in time to give title prior to the commencement of next season.

*Rongokokako.*—This property was acquired in July, 1945. It will make two dairy units, and these have already been allocated by ballot. During the past season one of the prospective settlers milked a herd of 90 dairy cows on shares. The area is 147 acres and is situated west of Eketahuna. The development programme includes fencing and buildings, and the work is sufficiently advanced to enable charges to be fixed and the settlers to take over prior to next season.

*Putara* is a single-unit dairy-farm of 200 acres situated near Eketahuna. It was acquired by purchase in August, 1945. The settler has already been selected and has been working on wages. A small dairy herd was milked, and, in addition, 200 sheep were carried to control ragwort. Development comprised principally buildings with some fencing and pasture improvement. Charges will be fixed in time to allow the settler to take title prior to the 1946-47 season.

*Taranui.* This property, which comprises an area of 442 acres near Kimbolton, was purchased in March, 1946. It is fully improved and will subdivide into three mixed dairy and fattening units. The development programme comprises a short length of access road, buildings for the additional settlers, and additions to the fencing and water-supply. It is probable that the block will have to be farmed by the Department until 1947, as it is very doubtful whether development will be far enough advanced to fix charges for the coming season. One section has been allocated to the ex-serviceman selected as manager and another section has been allocated without competition to a leg amputee.

*Kotuku*.—This is a property acquired on 30th November last. It comprises 480 acres, is situated adjacent to Marton, and is being subdivided into four sections for mixed dairying and fattening. The principal items of development are roading, buildings, water-supply, and mole drainage. An ex-serviceman has been appointed as Manager with the right to an undefined section, and it is intended to farm the property by the Department during the coming season and to ballot the two remaining subdivisions and fix charges in 1947.

*Rata* comprises an area of about 637 acres of flat country situated between Marton and Hunterville, which was purchased on 28th February. It is intended to subdivide the block into about seven dairying units, and negotiations are also in progress for the purchase of additional adjoining land which will provide additional sections. Apart from roading, buildings, fencing, and water-supply, a considerable amount of development work, drainage, stumping, and clearing rushes is required, and the property will probably have to be farmed by the Department for about two years before charges can be fixed. A Manager has been appointed with the right to an undefined section, and three other undefined sections have been disposed of by ballot to obtain the labour necessary to work the property.

*Opiki*.—This single-unit property of 80 acres, situated in the Manawatu district, near Shannon, is to be developed as a dairy unit. It was acquired by purchase, and possession is being taken on 15th May. The agreement for sale and purchase gave the Crown right of entry to carry out development work, and a commencement has been made, but it will not be possible to fix charges until 1947. In the meantime the section has been allocated by ballot, the successful settler will work on wages, and a small dairy herd will be milked next season. Development work includes provision of buildings, eradication of goat's-rue, and renewal of some of the pastures.

*Waimiuru*.—This block is situated east of Masterton and comprises the Tyneside property of 3,202 acres and 1,587 acres of Kumukumu. Both properties were purchased with possession on 1st March and 28th February respectively. In addition, negotiations are in progress for the purchase of two adjacent areas aggregating 800 acres. A considerable amount of roading is necessary, and until the proposed road is located by the Public Works Department it is not possible to finalize a scheme of subdivision, but it is anticipated that eight or nine sections will be obtained suitable for sheep and cattle grazing and fattening. An ex-serviceman has been appointed as Manager with the right to an undefined section, and a ballot has also been held for four other undefined sections to provide the necessary labour. Charges cannot be fixed before 1947 at least, and in the meantime the property is fully stocked and is being farmed by the Department.

*Kaichatau*.—This property of 1,497 acres is situated east of Taihape and was purchased on 4th March. It is all good clean hill country suitable for sheep and cattle and it is being subdivided into two sections. An ex-serviceman was appointed as Manager with the right to one of the subdivisions, and the other section has been disposed of by ballot. Development includes buildings, fencing, and water-supply, and it is hoped to fix charges in time for the 1946-47 season. The property is fully stocked at present and is being farmed by the Department.

*Cherrybank* is situated adjacent to Wanganui and was purchased with possession on 1st April, but the Department had the right of prior entry to carry out development work, which comprises buildings, fencing, water-supply, drainage, gorse-clearing, and pasture-renewal. Considerable progress has been made, but it will not be possible to fix charges for next season, and suitable stock is being acquired with a view to the Department farming the property until the winter of 1947. The area is 384 acres and will subdivide into three sections, one of which will be a mixed dairy and fat-lamb unit, and the other two dairying or mixed farming, as the tenants choose. The property is suitably situated for town milk-supply. An ex-serviceman was appointed as Manager with the right to an undefined section, and the other two sections have been disposed of by ballot and the three men are now working on wages.

*Parawai*.—This is the old Clay Creek station of 7,724 acres situated south of Martinborough. It was purchased on 25th February. It is anticipated that the property, which is all hill country, will subdivide into six grazing units. A considerable amount of roading is required to permit of subdivision, and until the new road is located by the Public Works Department it is not possible to finalize the scheme of subdivision. The station stock, comprising 6,200 breeding-ewes, 3,800 dry sheep, and 600 cattle, was purchased by the Department, and the station Manager and staff have been retained and the property will be farmed by the Department pending completion of development work, which will take probably about two years.

*Ruamahanga* is a property of about 2,340 acres situated east of Carterton. It was purchased on 29th March. The bulk of the property is of easy contour and suitable for development as dairying and fat-lamb units, but a very considerable amount of development is required to reach this stage. An ex-serviceman has been appointed as Manager with the right to an undefined section, the property is being stocked, and it will be farmed by the Department pending completion of development which will take two or three years.

#### COMMISSIONER OF CROWN LANDS, BLENHEIM

There is now a fairly extensive development programme in hand in this district, including some large blocks of country of varying types, ranging from 4,909 acres of high country on Greenhills with its difficult climatic conditions and involving an extensive plan of regrassing and supplementary crops, to very dissimilar types near Kaikoura and Blenheim comprising mixed sheep and dairying, mixed sheep and cropping, fat-lamb raising, the reclamation and development of a rather neglected flat swamp area in Speed's Valley, a full-sized economical orchard, and a small seed-farm near the boundary of the town—a very good cross-section of the general range of farming as practised in the Marlborough Land District.

In the initial stages suitable labour was difficult to obtain, but this drawback has been overcome. Every endeavour has been made to place ex-servicemen in occupation as soon as possible.

The biggest difficulty is, of course, that of getting buildings erected, but even there progress is now being made. Altogether some thirteen areas have been purchased, comprising an area of 14,069 acres, and up to the present twenty-one settlers have been placed, eleven on wages with the promise of a section, and ten on permanent tenure.

One small area of 60 acres which is at present held under lease until next April comprises good agriculture land within easy distance of the centre of the town and which may be suitable for subdivision into 5-acre or 10-acre allotments.

Warwick Farm Settlement (Cunningham's), which was purchased by negotiation, was settled by two men on leasehold basis almost immediately. Charges have now been finalized and settlers granted tenures on Puhī Puhī (Thacker's and Hamilton's) and Sedgemere.

The following is a brief synopsis of the position of each area under control during the year :—

*Collier's Seed-farm* consists of 25½ acres of first-class flat land situated in Budge Street, Blenheim. It had a good reputation as a small-seed farm, with a full range of plant, glasshouse, and drying-frames, also a few pear and apricot trees. During the year it has continued under the supervision of the local office of the Agriculture Department and no development was needed. The "B" grade trainee working on wages proved to be a first-class man and a great worker. As he was later graded "A" for this class of farming, the property was valued, charges fixed, and the land allotted.

*Drapeer's*.—This is a compact and handy area of 60 acres in Alabama Road, Blenheim, held under a lease which expires in April, 1947. It is used principally for agricultural and small-seed purposes. It is sure to be in good demand when the lease expires next April, and there is a possibility it may be subdivided into 10-acre blocks, for which purpose it is suitable and for which a demand may be found to exist.

*Elms.* This block is situated three miles from Kaikoura, on the Main South Road between the Kowhai and Kahutara Rivers. It comprises an area of 2,050 acres and was previously held by the New Zealand Farmers Co-operative Association, Ltd. The services of the Manager were retained and the Department has farmed it as a sheep and cropping area. As it is hoped to subdivide it into two dairying units and one sheep-farm, the development has been planned with this end in view. Considerable attention has been paid to the pastures, and more permanent pasture suitable for dairying is in process of being laid down. Additional water-supplies are in hand, and it is hoped to have tenders soon arranged for the new buildings required. Some difficulty in raising lambs on this block is being experienced, and expert advice is being obtained to remedy the trouble, which may possibly be some form of mineral deficiency. In this connection Lincoln College experts who were visiting Marlborough were consulted. Until the trouble is overcome it is not advisable to offer the sheep-grazing area for ballot. From the cropping areas over 3,000 bales of hay have been cut and stored for winter use.

*Greenhills.* The block comprises some 4,909 acres on the Kaikoura-Waiapu Road about 20 miles from Kaikoura. The area was in a somewhat neglected state when taken over, and as it is to be used for the settlement of ex-servicemen for sheep-farming the Department has an extensive seasonal and development programme in hand, with particular attention to the repair and improvement of existing fences, new fences, permanent and temporary pastures, growing of supplementary feed, crops, and general improvement of existing pastures. In the early stages progress was hampered by lack of labour, but this has been remedied now. Two future ex-servicemen settlers have been selected by ballot on a wage basis. The Housing Department had difficulty in getting any one to tender for the new dwelling and outbuildings needed, but a tender has since been accepted and the buildings will be soon started. Gorse is still bad on the property, but the new caterpillar tractor recently purchased for the block should enable an early start to be made to tackle this problem. It is too soon yet to say when this area will be finally allotted on lease, and the Crown still has a large programme of development in hand.

*Puhi Puhi.* To the original area of 834 acres previously called "Thacker's Block" was added the adjoining property of Mr. George Hamilton of 471 acres, both situated in the Puhi Puhi Valley near Kaikoura. The two areas were subdivided into two excellent sheep-farms and balloted for early in the year. During the year the Department ran Thacker's under a Manager and the property and stock were in great heart when balloted for, little improvement being needed except for new cattle-yards and fencing repairs.

*Sedgemere.* The essential development work on this area of 1,237 acres three miles and a half south of Seddon was completed last year and the three settlers are now farming on their own: charges having been fixed and leases granted. The two new dwellings necessary were completed during the year, water laid on, and provision made for electric-light power, which is available. As a fat-lamb and cropping area with an estimated capacity of about 2,300 ewes, it has every prospect of success.

*Speeds.* This property consists of 797 acres in Speeds Valley, Koromiko, on the main road to Picton, sixteen miles from Blenheim. Two ex-servicemen are engaged on a wage basis pending the completion of the extensive development programme, and additional labour is employed as required. The main problem has been the opening and clearing of an extensive drainage system, the property being nearly all flat valley land lying between hills on each side. One main stream traverses the property from end to end, and this has been cleared of logs, stumps, and trees blocking or impeding the flow of the water. A drag-line is about to be engaged to further clean and deepen the watercourse. A considerable length of old fencing has been made temporarily stockproof pending re-erection. Some fences have been dismantled and re-erected. A tender has been accepted for one new dwelling and a cow-shed, but it is hoped to have both the new dwellings and cow-sheds put in hand. Machinery has been

used where possible, and the results obtained have proved the wisdom of this course. There is no doubt about this area cutting up into three good farms, two dairy and one mixed.

*Tuamarina.* This property of 146 acres near Blenheim was acquired during the year and allotted as two cropping units to ex-servicemen.

*Torodes Orchard.*—This is a fully producing commercial orchard of 68 acres at Fairhall with about 48 acres in apple-trees of most of the popular commercial varieties, the balance in plantation and pasture. It was first acquired by the Department in 1938. This year the area was surveyed into two blocks and two ex-servicemen accepted on a wage basis. Valuations have been made and charges finally fixed, and leases are to be granted as from 1st May, 1946. Early this year there was every prospect of a record crop, but unusually severe late frosts proved disastrous to the trees and caused serious loss, especially amongst the early apples, and it is doubtful if we will reach 4,000 cases. Most other orchards suffered the same fate, and the stone-fruits were a total loss.

*Valleyfield.*—This property of approximately 2,506 acres at Waihopai was purchased from the Bell Estate recently, and the Department intends to continue to farm it as a mixed sheep and cropping farm, lay down pastures, and erect subdivision fencing till the necessary buildings can be erected. Tenders have been called. It is intended to subdivide it into three blocks, and it has already been balloted for on a wages basis with one settler as Manager.

*Molesworth (Area, 239,600 Acres).*—Owing to its situation, Molesworth is subject to severe winter conditions with frequent and heavy falls of snow and heavy rain-storms, and this year has been no exception, the snow lasting till fairly late in the year. There has been a fair amount of flooding, causing much damage to fences and pastures. Nevertheless, the station continues to show marked improvement, thus justifying the policy of endeavouring to gradually bring about an increase of plant cover over the eroded areas and increased cover on the pasture lands. To this end the war on the rabbits has been carried on very energetically, the total destroyed for the twelve months ended 30th November, 1945, of 43,188 being a record year's killing since the Crown resumed possession. The cost of this work is one of the major items of expense and infestation is still fairly widespread. Poisoning in the spring has been followed up by persistent trapping, with an average of 70 rabbits per man per day. Pastures continue to show improvement, with natural regeneration in greater evidence, including blue-grass, cocksfoot, timothy, and tussock, with sorrel and Yorkshire fog appearing more extensively in shingle slides. This is a very good feature, as it may help to arrest the run of the shingle. Around the homestead some 60 acres has been top-dressed with lime and superphosphate with good results. The grassing experiments have been continued during the year under the personal care of Dr. H. H. Allen, of the Botany Division of the Department of Scientific and Industrial Research. Plantations have been extended by the planting of about 2,000 additional trees at the Acheron and Red Gate, including 500 *Pinus murrayana*. Those trees planted the previous year appear to be doing well. The cattle continue to do well and this year shows a marked increase in numbers, there being about 2,858 all told, including 971 cows, 463 heifers, 761 steers, and 618 calves. At the same period last year the total was 2,234, including 475 calves. This year the bulls were put out for a longer period than previously and better results are expected. With the type of bull in use there has been a gradual improvement in the quality of the cattle generally. The annual draft for sale last season totalled just on 600, but this year it will not be quite so large owing to the increase needed on the station. Besides the grassing and plantations, other important improvements have been effected during the year. New yards were erected at Tarndale, a considerable length of new drains dug, and about 637 chains of new fencing, including a break across Travellers Valley. Considerable fence repairs and improvements were also effected. Two 8 ft. by 10 ft. Army huts were purchased and re-erected outback at Cow Creek and Finger Post, and these will provide much better accommodation when droving cattle to the rail on their way to Addington and also for the rabbiters and fencers. A

new shed 20 ft. by 18 ft. at Castle Creek was long overdue and it will be very essential for storage purposes when conditions up the river are bad. When it is realized that about 130 tons of stores and material are carried to Molesworth every year and the river is often not passable, the need for this shed will be clear. The river crossings will always be a problem in bad weather and they levy a heavy strain on the station truck. Two military medical chests have now been supplied as first-aid outfits, one at Tarndale and one at the homestead.

*Report on Molesworth Station by the Department of Scientific and Industrial Research*

Officers of the Botany Division, Plant Research Bureau, Department of Scientific and Industrial Research, have visited Molesworth biennially since 1943. Their view is that the improvement under the present system of management with cattle has been steady, while not spectacular. Badly depleted tussock country, such as Molesworth was when taken over, is notoriously slow of recovery, even in the complete absence of stock. The Manager at Molesworth has had to put up a never-ending fight against the ravages of rabbits. That in spite of this the improvement has been as distinct as it is noteworthy. Little by little the plant cover has improved, and on the moister flats there is a good sole of grass with white clover showing up prominently, and with some cocksfoot and timothy areas along the Awatere quite astonishing.

It is not that the tussocks themselves have as yet shown much signs of spreading out again into the bared areas, but where the tussock cover still held it has improved in vigour, has seeded freely, and provided shelter for the gradually returning blue-grass. Yorkshire fog is playing a great part in building up the cover within the thinner tussock areas. Even on the bare hills where loose scree have developed a pioneer vegetation is beginning to assert itself, and gives a cheering if slight tinge of colour. Very important as a pioneer is sorrel, which holds its own even when eaten down to the ground by rabbits. Nor should the pioneer part played by blue borage and woolly mullein and the native willow-weeds be scorned. One may say that feed has definitely increased, as is well seen on Isolated Hill. Yet it would be fatal at this juncture to reintroduce sheep, which in a very few seasons would undo all the good work accomplished.

Very striking in the last few years has been the growth on a bare area near Ward Pass overlooking the Acheron River that was surface sown earlier on. Here cocksfoot has steadily increased its hold while subject to grazing by the cattle and rabbits and is now a reasonably good stand, while even rye-grass has persisted and improved somewhat.

A 12-acre plot was selected for experimental work and fenced. The work is handicapped at present by the fact that it has not been possible completely to exclude rabbits, and they have taken toll of any green growth that showed up. Within the area are typical patches of tussock, scree densely covered with sorrel, bare ridges given over to scabweed, and rocky outcrops. There are both sunny and shaded aspects. All the types of vegetation have been studied and charted in detail and permanently marked so that any changes occurring can be accurately measured. Individual plants have also been marked for observation. Areas of tussock are being subjected to spring and to autumn burning, and others have been clipped to simulate grazing effects. Many species of exotic grasses and other forage plants have been sown. While there have been a number that failed to germinate, and all that did suffered from the rabbits, a number showed definite promise. Especially promising were certain American blue-grasses and lyme-grasses, while our own native blue-grass has taken well. Variegated lucerne also looked very well till discovered and completely eradicated by rabbits. A small patch of tall oat-grass established early on amongst the tussocks has thrived well, seeded during the past two seasons, and spread steadily. Different methods of sowing that appear feasible on a larger scale are being tried out, while a nursery area has been established near the homestead to propagate further material for testing.

## COMMISSIONER OF CROWN LANDS, CHRISTCHURCH

Ten blocks, totalling 17,317 acres, were being farmed and developed as at 31st March, 1945. A further twenty-six properties, totalling 39,933 acres, were purchased, acquired, or set aside for development during the year, and nineteen units, totalling 10,489 acres, were allotted on permanent tenure, leaving 46,761 acres under development as at 31st March, 1946. Twenty-three ex-servicemen are in employment on wages with the right to permanent tenure.

Better progress is now being made with erection of buildings, though in South Canterbury there is still great difficulty in securing contractors. Shortage of fencing-wire and of fertilizer for top-dressing is retarding progress.

Exceptional weather conditions were experienced. A wet late autumn in 1945 seriously reduced the area of autumn-sown wheat and caused heavy losses of potatoes. In July a nor-west gale of exceptional severity followed by a snowfall of up to 24 in. on the plains caused widespread damage to plantations and to some old buildings. The nor-west gale was repeated on 31st August, again with heavy damage. From mid-December till the end of February dry conditions were experienced and feed crops suffered, and it was not until April that adequate rain fell. Wool weights are less than usual and lambs on many blocks have been slow to fatten.

*Motunau Block* (3,094 Acres), (Locality : Motunau).—During the year roading and water-supply reticulation has been completed. Three new houses are under construction and some eight miles of fencing has been erected during the year. Receipts on this block from fat lambs, fat cattle, wool, and grain have this year been substantial. It is hoped that the building programme will be sufficiently far advanced for the block to be offered on permanent tenure in the 1947 autumn.

*Broadfields-Woodlawn Block* (624 Acres), (Locality : Prebbleton).—During the year one unit of 264 acres was balloted and settled by an ex-serviceman. Development on the balance of 360 acres has continued and further permanent pasture is being established. It should be ready for offering in the 1947 autumn.

*Mains Block* (485 Acres), (Locality : Dunsandel).—Three ex-servicemen are employed on wages on this newly acquired block, and the two dairy units and the one sheep and crop unit provided for in the scheme of subdivision will be allotted on permanent tenure when the building programme has been completed.

*Lowry Hills* (6,416 Acres), (Locality : Cheviot).—This block was occupied during the year by three ex-servicemen employed on wages, and the three sheep-grazing units will be allotted to them on permanent tenure as from the 1st April. One new dwelling remains to be erected. Satisfactory returns for surplus sheep and wool were received during the year.

*Cheviot Hills* (5,001 Acres), (Locality : Cheviot).—Possession was taken of this block on the 28th February. The scheme of subdivision provides for one dairy and four sheep units. Four ex-servicemen are employed on wages. A contract has been let for two new dwellings.

*Port Levy Farm Settlement* (2,650 Acres), (Locality : Port Levy).—This block recently acquired, will provide four sheep units. A little fencing, one new dwelling, and some building renovations are the only development work required, and early offering on permanent tenure is anticipated.

*Lowland Lees* (670 Acres), (Locality : West Eyreton).—This block was recently acquired and will provide two sheep and cropping units. An ex-serviceman Manager is employed.

*Ashton* (703 Acres), (Locality : Ashburton).—An ex-serviceman settler was installed on this block on permanent tenure on the 16th April.

*Lauriston Block* (329 Acres), (Locality : Lauriston).—This block is uneconomic. Endeavours are being made to acquire further land. More progress will be made when irrigation water is available.

*Wingfield* (1,500 Acres), (Locality : Rakaia).—No great progress with development can be made on this block until dwellings are erected. When these are ready, two of the three units proposed will be offered on wages.

*Acton* (550 Acres), (Part Ashton Block).—Renewal of depleted pastures on this block is nearing completion and early offering as one sheep unit is expected.

*Dromore* (665 Acres), (Locality : Ashburton).—Development is proceeding slowly on this block, and it will be necessary to make special arrangements with the Public Works Department to include it within the Ashburton-Lyndhurst Scheme before it can be offered for settlement.

*Winchmore Main Block* (2,680 Acres), (Locality : Ashburton).—Irrigation Development : An area of some 2,832 acres is under development within the Ashburton-Lyndhurst Irrigation Scheme area. On acquisition a good deal of this total area was in brown-top and twitch with fertility depleted. On the cleaner portions some 300 acres of border-dyked pasture and 35 acres of border-dyked lucerne have been established. Levelling, race-construction, and bordering has been carried out with large Public Works Department graders. The experience gained by the staff in land preparation and the application of water should ensure better progress during the current year. Pre-irrigation seems not only feasible but necessary, and it has been found that irrigation water can be applied comparatively soon after sowing pasture. A tentative scheme of subdivision provides for units of 300 acres, but no finality as to the optimum area for an irrigated unit can be expected for some time. Some 445 chains of new fencing has been erected to provide the smaller paddocks required for controlled grazing, and 7,600 trees have been planted for shelter. Three new homesteads and two farm buildings are nearing completion. Provision of stock water, races for which must be kept entirely separate from the irrigation races, is rather a problem, and when large areas are under irrigation with greatly increased stock numbers the supply will require to be considerably augmented. Bridges over irrigation supply and head races add to the cost of development.

*Winchmore Dairy Unit* (152 Acres).—Development of this area as a dairy unit was put in hand during the year. An area of 40 acres was border dyked and sown in permanent pasture and a further 27 acres of new grass was established on the non-irrigated area. A new house and implement-shed have been built, 120 chains of new fences erected, and close on 3,000 trees planted. The grass has established well, but a further 60 acres of border-dyked pasture and further extensive fencing and planting are required to complete development.

*Valetta Block* (8,617 Acres), (Locality : Ashburton).—Little additional development can be undertaken on this block until irrigation water can be made available, and the block is being carried on on a dry-farming basis. On account of the severe conditions during the winter, all the lambs were not fattened and wool weights were lower. The three-roomed cottage purchased for removal was erected on a remote portion of the block.

*Pineview* (4,438 Acres), (Locality : Mayfield).—Three of the six sections on this block were offered on permanent tenure simultaneously with possession by the Crown. The remaining three sections are being farmed and developed ; two ex-servicemen are employed on wages, and it is anticipated that on completion of the two dwellings at present under construction the sections will be allotted on permanent tenure. Satisfactory returns were secured from the block during the year.

*Tripp* (665 Acres), (Locality : Geraldine).—Liming and mole draining were continued on the block during the year. The carrying-capacity is increasing, but early offering is not expected.

*Templetons Block* (184 Acres), (Locality : Geraldine).—The extensive drainage work carried out by the Public Works Department and the drier season has considerably lowered the ground water and cultivation this year has been more successful. Further draining and grassing will be necessary before this single-unit block is ready for settlement.



*Waratah* (4,700 Acres), (Locality : Albany).—Two ex-servicemen are employed on this block on wages. In spite of the severe conditions, stock wintered well with very light losses ; good crops of oats and turnips were grown and nearly 4,000 bales of hay pressed. It should be possible to allot these two sections on permanent tenure in the near future.

*Brinklands* (1,120 Acres), (Locality : Geraldine).—Two holdings on this block were allotted on permanent tenure to two ex-servicemen formerly employed on wages.

*Mount Harris* (1,238 Acres), (Locality : Mount Harris).—Development work on this block during the year includes fencing, farm roading, extension of water-supply, and establishment of pasture. Turnip and rape crops were good and fair crops of oats, wheat, and grass-seed were harvested ; fat lambs made good weights. It has not been possible to secure a satisfactory tender for the two dwellings and other farm buildings required on this block, and this is delaying the final allotment.

*Waikakahi Extension* (766 Acres), (Locality : Waikakahi).—Four dwellings are under construction on this block ; the five cow-sheds and four implement-sheds are not yet started, and it is doubtful whether it will be possible to offer these five dairy units in time for dairying to be commenced in the coming spring.

*Kenwyn* (670 Acres), (Locality : Studholme).—Possession was taken only on the 28th March. It is proposed to subdivide into three sheep and cropping units, and three ex-servicemen are employed on wages.

*Scotsburn* (2,631 Acres), (Locality : Peel Forest).—The Crown obtained possession of this block on 21st March. It will be subdivided into three holdings. Two ex-servicemen are employed on wages.

In addition, the following units were disposed of during the year on permanent tenure after being held for only a short time :—

*Broomfield* (726 Acres), (Locality : Amberley).—Two sheep and cropping farms.

*Cairnbrae* (639 Acres), (Locality : Highbank).—Two sheep and cropping farms.

*Kaikaimui* (234 Acres), (Locality : Kaiapoi).—Two dairy units.

*Pendarves* (1,094 Acres), (Locality : Pendarves).—Two sheep and cropping units.

*Wakaepa* (690 Acres), (Locality : Dunsandel).—Two sheep and cropping units.

*Flahertys* (733 Acres), (Locality : Banks Peninsula).—An area of education-endowment land made available for one sheep unit.

*Medina* (2,596 Acres), (Locality : Hundalee).—Two sheep units.

#### COMMISSIONER OF CROWN LANDS, DUNEDIN

Seasonal conditions for the 1945-46 season were very good and at no time was there a shortage of feed on any block. The most worrying time was during the spring and early summer months, when spring crops and green feed for the winter months were being sown. In several instances tractors broke down at critical periods, and in every case there was always some delay in obtaining spare parts. In addition, it was found that, due to shortage of supplies, the materials used in repairs were of poor quality.

An area of 756 acres was sown out in permanent pasture on blocks that had been farmed for the past twelve months. This total is apart from the areas that were sown in crops and winter feed, which amounted to 1,150 acres. In addition, 300 acres of wheat were harvested on six of the blocks in this district.

Good farm labour has been difficult to obtain and in some cases Managers have been working short-handed. The labour position in the south seems to be more acute than it is in North Otago. This may be due to the fact that the South Otago blocks are farther away from towns with social activity. The Department in employing Managers on freshly acquired areas is using, whenever practicable, a returned serviceman, and, if possible, the labour also is recruited through the Rehabilitation Department.

In all, four new properties were added during the season, as follows :—

- C. H. Smith's property at Ardgowan (672 acres). Possession, December, 1945.  
Known as Brock Hill.
- Gow Bros.' property near Mosgiel (approximately 1,250 acres). Possession, February, 1946. Known as Invermay.
- Wm. Welsh's property near Balclutha (732 acres). Possession, July, 1945.  
Known as Rippleburn.
- Morrison's Estate, Inch-Clutha (120 acres). Possession, May, 1945. Known as Mayfield.

All these blocks have been farmed by the Department since their acquisition and are in course of development for the settlement of ex-servicemen.

During the season preparations were made to settle Papanui, Brookstead, and Mayfield. These settlements were allotted to soldiers, and in all cases the men are now working on the properties. It is hoped to dispose of Brookstead in April, Papanui in May, and Mayfield prior to the commencement of the dairy season.

The housing question is still a difficult one and little progress is being made with the erection of new buildings. A major job in housing was completed when four cottages not required on Papanui Settlement at Cape Saunders were removed and reconstructed with enlargements on blocks in South Otago.

Taking everything into consideration, the season's operations on the whole have been very good and satisfactory returns have been received. Surplus fat stock from the various blocks have been sent to Burnside for disposal regularly throughout the year.

*Arclif* (4,807 Acres), (Locality : Clinton).—Although a good winter was experienced, this was followed by a cold spring and the growth of grass was consequently not as good as usual. The stock, however, have done well. It has been difficult to obtain suitable farm labour and it was necessary to employ contractors to do a large proportion of the cultivation work. It is anticipated that wheat will yield at least 50 bushels to the acre. Generally speaking, the other crops did well and the stock will be well provided for during the winter months. One of the houses at Clifton has recently been repaired, and the one at Taumata is in the course of renovation. A cottage removed from Papanui has been re-erected at Arthurton, where a married ex-serviceman has been employed to assist the Manager.

*Awamangu* (2,945 Acres), (Locality : Balclutha).—The parent block of 1,541 acres was added to during the year by the purchase of an adjoining property of 1,404 acres. Unfortunately, the original property did not come up to expectations that it would be possible to settle it immediately. It was found that a considerable area would require to be regrassed, but it is hoped to have the whole block ready for settlement in the fall of 1947. Houses have been provided on each subdivision. The tractor on the block was under repairs for several months and it was necessary to have a large area worked by contract. Three houses have been moved from Papanui Block at Cape Saunders and re-erected on this property and each of the five subdivisions is provided with a house. In anticipation of another tractor being available in the near future, a large programme of cultivation is now being mapped out.

*Island Cliff* (2,504 Acres), (Locality : Ngapara).—A favourable season has been experienced and stock have done well. Over 100 per cent. lambing was obtained, which is considered good when the condition of the property and the rabbits are taken into consideration. The wheat averaged 50 bushels per acre and the other crops are good. The rabbit pest, although closely pursued all the year, has not decreased to any extent. The shelter provided by the limestone rocks and cliffs makes operations difficult. The enclosure of part of the cliff areas by temporary rabbit-proof fences has had the effect of confining the rabbits and increasing the grazing area for stock. However, in spite of poisoning, trapping, and rabbit drives, this pest still remains a serious problem, but where they have been confined to a limited area by means of the netting it is hoped that continuous efforts will have their effect. Investigations into the water-supply are being made with a view to subdividing the block into five sections.

*Papanui* (1,082 Acres), (Locality: Dunedin).—This property, which has been farmed and developed by the Department since 1934, is now ready for settlement. Two sections were offered last spring for selection by servicemen, but no applications were received. Since then, however, the sections have been allotted to two ex-servicemen who, prior to being given titles in May next, have been employed on the block on wages. Another section is being allotted to the Manager. The balance of the property, comprising an area of 200 acres, is being retained by the Department meantime. Allotments from the stock on the block will be made to the new settlers. An excellent grass season has been experienced and stock have done remarkably well.

*Taiupo Hill* (468 Acres), (Locality: Kakaui).—There was a good growth of feed on this block and stock did well. The damp season has, however, retarded development, as difficulty has been experienced in working this heavy land, which is infested with twitch. All crops except the wheat did well, and a good supply of winter feed is assured. Unfortunately, second growth and a touch of "takeall" which appeared in the wheat had the effect of reducing the yield. It will shortly be necessary to face the question of installing a water-supply to an area of 80 acres sown in permanent pasture. An implement-shed, barn, and dip and yards were constructed during the year. The access to the block has been greatly improved by the action of the Waitaki County Council in metalling the road, and the Council's action is much appreciated. It will be necessary in the near future to extend this road to the site of the dwelling for the second subdivision on the block. In the last few weeks an area of 58 acres of wheat was sown.

#### COMMISSIONER OF CROWN LANDS, INVERCARGILL

The blocks under development in Southland comprise ten separate areas with a total acreage of 9,885. Some preliminary work has been done on Tysoe Farm Settlement, which will be occupied by the Crown on the 1st April, 1946.

Weather conditions throughout the winter were fairly mild and, ample supplies of feed having been available, stock came through in good condition. During August and September conditions were good and pastures came away splendidly, especially on paddocks that had been top-dressed. Unfortunately, the weather changed during October, but by then lambing was well through. Some good percentages of lambs were recorded, but due to the weather taking a turn for the worse, drafts off the mothers were not quite up to last season's standard. Climatic conditions from October right through to January were unfavourable as far as the cultivation and sowing of crops were concerned. In spite of that, there are some good crops of swedes and turnips, and in most cases there should be ample winter feed available. Climatic conditions were responsible for a general shortage of lamb feed, resulting in late drafts of lambs. Harvesting has also been seriously affected.

*Kenilworth Block* (1,736 Acres), (Locality: Pine Bush).—This block, situated at Pine Bush and acquired in September, 1945, is a sheep proposition. The grassing on practically the whole of the area, when acquired, was in poor condition and will require renewing. All the crops with the exception of the 60 acres of turnips and rape, which proved a failure, have done fairly well and ample winter feed should be available. The difficulty of obtaining lime has hindered the development of these areas, approximately 90 acres having received no lime at all. The development programme as regards renewal of pastures for the incoming season is a large one. The stock carried has been increased to 1,800 breeding-ewes with replacements. The flock has been considerably improved, and so better returns can be expected. Fencing has been a difficult problem owing to the lack of materials, but some new boundary fencing has been erected. Three ex-servicemen working on wages handle the block. It will be some time yet before the property is ready for settlement. Ninety-three chains of road-formation are required on this block. This will allow it to be cut up into four holdings.

*Robinhood Block* (1,742 Acres), (Locality: Matura Island).—This block was acquired in April, 1945. It is situated about four miles south-east of Matura Island and consists of three holdings, one of which was allotted in September, 1945. Development operations have been confined mainly to the renewal of pastures and erection

of new fences. Here again the difficulty of obtaining lime and materials has hindered progress. The fencing on the property is poor, but good progress is being made in reconditioning. Both sheep and cattle have done well and it is hoped that all lambs will be fattened before the end of the season. It is expected that one more holding will be allotted in 1947.

*Anderson Gift Block* (600 Acres), (Locality : Dipton).—Two new dwellings have been erected by the Housing Construction Department, outbuildings have been completed, and are now in occupation by the two settlers. These two homesteads, with the addition of shelter-trees, should create a favourable impression. The new boundary fence between sections is nearing completion, and the contractor has made satisfactory progress with bridges over the main channel. Grain yields on this block were good, new grass areas are looking particularly well, and ample winter feed is assured. The ewe flock is in good condition to go into the winter and the ewe hoggets are an outstanding line. Due to late sowing of lamb feed, returns from fat lambs were not satisfactory. Wool returns were splendid, and, taking everything into consideration, the season has been a very successful one. Allotment of holdings will take place in the autumn of 1946.

*Strathlane Block* (440 Acres), (Locality : Invercargill).—The outcome of the season's operations show that this block has been successfully farmed. Yields from wheat, which has been stacked, promise to be good. Returns from fat lambs and wool were very good. Areas laid down in new grass are looking well, and the remainder of the pastures are satisfactory. A contract has been let for the erection of a new dwelling and outbuildings, but it will be some time before these are completed. Ample winter feed is available and the stock are looking particularly well. Settlement will take place as soon as the building programme is completed.

*Balfour Block* (612 Acres), (Locality : Balfour).—This block was acquired in January, 1946. Three ex-servicemen are employed and the programme of development is under way. The work on hand consists of ploughing approximately 200 acres of old pasture and liming and top-dressing of the better established pastures. Fencing and draining will be carried out as soon as materials are available. The property is fully stocked at present, but owing to the failure of the turnip crop due to club-root, winter feed will have to be purchased. Establishment of buildings on this property is being proceeded with. One unoccupied dwelling on Crown land was successfully moved to this block.

*Eastern Bush Block* (493 Acres), (Locality : Invercargill).—Since acquiring this property in December, 1945, the following development work is being carried out : ploughing of approximately 300 acres, 40 acres of which has been sown in dun oats for spring feed, balance to be sown in grain and fodder crops. Liming and top-dressing have been done on the better established pastures. Fencing repairs and the erection of new boundary fences are under way. An endeavour is being made to reduce the rabbit menace. All cultivation is being done by contract. Two ex-servicemen are employed on wages doing seasonal work and erecting fences, &c. Five hundred ewes will be wintered on the property, this small number being due to lack of winter feed. Repairs to the two existing houses are being attended to.

*Ruahine Block* (1,125 Acres), (Locality : Pahia).—This property was acquired in March, 1946. It will be subdivided into three holdings, two sheep and cattle and one dairy. The development programme will include the use of an excavator on drains and a bulldozer on bush areas. There were no turnips on the block when acquired, but there is an ample supply of rough feed. It is planned to winter approximately 300 cattle and afterwards stock the property with both sheep and cattle.

*Menzies Ferry Block* (250 Acres), (Locality : Fortrose).—This block, containing two dairy holdings, is almost ready for settlement. Buildings and boundary fence have been erected, water reticulation is still to be completed, and milking-machines on one section are to be installed before the holdings are allotted. All crops have done particularly well. New pastures sown are in first-class order and there is an amply supply of winter feed. With the excellent quality of the herd and the feed position assured, successful settlement of this very fine property is anticipated.

*Waimumu Block* (664 Acres), (Locality : Waimumu).—Progress has been satisfactory on this property, and with the building programme nearing completion the allotment of the two holdings will take place in the autumn of 1946. Development work of a permanent nature completed during the year included the erection of new boundary fence between sections and the sowing of new pastures. Further drainage work is now under way and should be completed prior to settlement. The wheat yield was good and there is an ample supply of winter feed. Stock are going into the winter in good condition and all surplus lambs will be fattened before the season closes.

*Spur Head* (2,223 Acres), (Locality : Edendale).—This property, acquired in April, 1941, fronts the Invercargill—Dunedin State Highway, four miles west of Edendale. As in previous years, a substantial programme was carried out, the area under cultivation totalling 424 acres. A protracted spell of unfavourable weather retarded spring sowings, and the lack of sunshine and warmth had a detrimental effect on the rape crop. However, turnips have done well, notwithstanding late sowings. Two thousand breeding-ewes and 320 head of cattle were wintered. Of the latter, 224 were fattened and sold, while an improvement in the quality of fat lambs produced was obviously in response to the better type of pastures now established, this notwithstanding that only a limited amount of top-dressing could be carried out and that the position with regard to supplies of lime was still unsatisfactory. Good progress was made during the year with water-supply and fencing, particularly the latter, approximately 530 chains of new fences being erected. The property has been considerably improved since it was acquired by the Crown, but the rate of future progress will be dependent upon the supply of materials and additional labour, which will involve the erection of houses.

#### STATISTICAL SCHEDULES AND TABLES

*Table A.*—Contains particulars of the properties purchased by negotiation for the settlement of ex-servicemen and of which possession was taken during the period 1st April, 1945, to 31st March, 1946.

*Table B.*—Contains particulars of the properties capable of subdivision into two or more units which were acquired under section 51 of the Servicemen's Settlement and Land Sales Act, 1943, during the period 1st April, 1945, to 31st March, 1946.

*Table C.*—Contains particulars of the properties acquired under Part II of the Servicemen's Settlement and Land Sales Act, 1943, during the period 1st April, 1945, to 31st March, 1946.

*Table D.*—Shows the total number of units—and cost of acquisition of single-unit properties acquired under section 51 of the Servicemen's Settlement and Land Sales Act, 1943, during the periods 1st April, 1944, to 31st March, 1945, and 1st April, 1945, to 31st March, 1946. No properties were acquired under this legislation prior to 1st April, 1944.

*Table E.*—Contains details of the actual expenditure during the year under annual appropriations on the purchase of land and improvements and on development and farming operations. Corresponding figures for the previous year are included.

*Table F.*—Shows the amount of profits and losses ascertained during the period 1st April, 1945, to 31st March, 1946, on the disposal of blocks.

*Statistical Schedules.*—These schedules contain more particular detail and information in respect of the blocks at present under development. During the year under review all blocks, with the exception of the Molesworth Run (Marlborough), previously subject to the Land Laws Amendment Act, 1929, were made subject to the Small Farms Act, 1932-33, and all the blocks shown are now subject to that Act.

Such of the blocks as have been specially purchased or acquired for the settlement of ex-servicemen have their names printed in bold type.

The statistical data covers only areas which have actually been farmed and under development by the Department for a full year as at 31st March, 1946.

TABLE A.—RETURN OF PROPERTIES PURCHASED BY NEGOTIATION AND POSSESSION TAKEN DURING PERIOD 1ST APRIL, 1945, TO 31ST MARCH, 1946

Name of Owner.	Locality.	New Name of Block.	Area.	Purchase-price.	Type of Farming.	Estimated Number of Subdivisions.
			A. R. P.	£ s. d.		
J. H. Eyre .. .. .	Onewhero .. .. .	Onewhero .. .. .	600 2 00	8,300 0 0	Sheep .. .. .	1
F. M. and E. J. Corboy .. .. .	Te Kowhai .. .. .	Te Kowhai .. .. .	414 0 15	13,869 0 0	Dairying .. .. .	4
E. L. Tucker .. .. .	Ohinewai .. .. .	Ongo View .. .. .	711 0 33-3	11,376 0 0	Mixed .. .. .	2
R. Mathew .. .. .	Tikokino .. .. .	Totara Grove .. .. .	1,275 2 00	18,622 10 0	Sheep .. .. .	3
S. R. Allen .. .. .	Wyndham .. .. .	Robin Hood .. .. .	1,741 3 00	11,321 7 6	" .. .. .	3
L. M. and L. V. Ganning .. .. .	Pohangina .. .. .	" .. .. .	389 3 00	4,875 0 0	Mixed .. .. .	1
Estate of A. Ward .. .. .	Dargaville .. .. .	Mamaranui .. .. .	959 3 09	8,638 5 2	{Mixed .. .. .	1
Mrs. A. Linklater .. .. .	Palmerston N. .. .. .	Milson .. .. .	346 3 04	27,740 0 0	{Dairying .. .. .	3
Estate of H. M. Tiffin .. .. .	Kopua .. .. .	{Te Roto .. .. .	1,172 0 35	22,000 0 0	{Dairying .. .. .	5
Estate of Paulson .. .. .	" .. .. .	{Waratah .. .. .	221 3 13	3,655 0 0	{Sheep .. .. .	4
Estate of F. H. Smith .. .. .	Albany .. .. .	" .. .. .	3,739 0 00	15,890 15 0	" .. .. .	4
Mrs. E. L. Smith .. .. .	" .. .. .	Part Waitoa .. .. .	961 0 00	2,883 0 0	" .. .. .	2
W. S. Goosman and Co., Ltd. .. .. .	Waitoa .. .. .	" .. .. .	370 0 15	17,390 0 0	Addition to Waitoa Farm Settlement .. .. .	..
G. S. Strack .. .. .	Midhurst .. .. .	" .. .. .	100 0 00	4,300 0 0	Dairying .. .. .	1
Painga Station .. .. .	Waitoa .. .. .	Painga .. .. .	2,950 0 00	11,500 0 0	Sheep .. .. .	2
F. Rose .. .. .	Tirau .. .. .	" .. .. .	16 0 03-22	1,800 0 0	Addition to Tirau Farm Settlement .. .. .	..
C. P. Ryan .. .. .	Taneatua .. .. .	Fair View .. .. .	1,978 3 00	14,500 0 0	{Dairying .. .. .	2
D. O'Sullivan .. .. .	Morrinsville .. .. .	Hangawera .. .. .	214 2 01	9,650 0 0	{Mixed .. .. .	1
A. J. Bailey .. .. .	Dunsandel .. .. .	" .. .. .	46 2 04	1,800 0 0	Dairying .. .. .	2
J. Cross .. .. .	Pendarves .. .. .	Pendarves .. .. .	1,091 2 00	10,915 0 0	Addition to Mains Farm Settlement .. .. .	..
F. C. Hargrave .. .. .	Hokianga .. .. .	" .. .. .	79 2 00	1,500 0 0	Mixed .. .. .	2
E. C. Dugmore .. .. .	Pawaranga .. .. .	Henley .. .. .	192 2 00	1,645 0 0	{Purchased for Maori ex- .. .. .	..
Bull Bros. .. .. .	Patoka .. .. .	" .. .. .	4,398 3 17	42,500 0 0	service .. .. .	..
H. and E. B. Carey .. .. .	Pukekohe .. .. .	Purapura .. .. .	151 1 00	6,400 0 0	Sheep .. .. .	3
Robert Hill .. .. .	Piopia .. .. .	Mangaotaki .. .. .	1,611 0 00	8,055 0 0*	Dairying .. .. .	1
F. Menzies .. .. .	Otane .. .. .	" .. .. .	105 0 00	2,205 0 0	Sheep .. .. .	3
Wm. McLean .. .. .	Pine Bush .. .. .	Kenilworth .. .. .	1,738 0 37	12,167 12 6	Addition to Taheke Farm Settlement .. .. .	..
J. Grant .. .. .	Galatea .. .. .	" .. .. .	2,830 0 00	12,735 0 0	Sheep .. .. .	4
Estate of T. Holden .. .. .	Tikokino .. .. .	" .. .. .	28 2 21	373 0 0	Addition to Galatea Estate Addition to Totara Grove Farm Settlement .. .. .	..

	Winchmore	Part Winchmore	761	3	10	7,000	0	0	Forms part	Winchmore	..
J. Hanrahan	..	..	..	..	..	..	..	..	Block	..	..
H. N. Tipping	..	Nukuhou	683	3	06-3	9,402	2	0	Sheep and dairying	..	2
Estate of K. C. Skurr	..	Mains	439	2	00	13,185	0	0	{ Dairying	..	2
W. Welsh	..	Rippleburn	732	3	07	9,175	0	0	{ Crops and sheep	..	1
R. C. Johnson	..	..	82	0	00	4,330	0	0	Sheep ..	..	2
W. E. Kilsby	..	Kereru	451	0	24	21,000	0	0	{ Dairying	..	1
Messrs. Sharpe and Paull	..	Atua	618	1	11	12,366	7	6	{ Dairying	..	6
A. G. R. Masters	..	Leake View	791	0	00	6,328	0	0	..	..	6
H. S. Holmes	..	Glenholme	2,165	0	00	16,237	10	0	Mixed ..	..	6
A. Miller	..	Mangawara	11,285	7	0	11,285	7	0	Dairying	..	3
T. Gordon	..	..	1,400	0	00	12,750	0	0	Addition to Awamangu	..	..
W. Briggs	..	Part Broomfield	310	2	23	2,250	0	0	Farm Settlement	..	..
G. L. Brown	..	Part Pineview	1,521	0	32	14,757	18	0	Addition to Broomfield	..	..
J. J. Daily	..	Part Winchmore	957	2	18	8,618	0	0	Farm Settlement	..	..
E. B. Elliott	..	Hapuakohe	399	3	24-1	12,800	0	0	Forms part Winchmore	..	4
H. H. Cawte	..	..	765	1	26	6,888	14	3	Dairying	..	1
M. Kirkpatrick	..	Viewmont	1,175	0	11	8,812	10	0	Mixed ..	..	2
W. M. Dietrichs	..	Part Pineview	1,078	3	37	6,750	0	0	Sheep ..	..	..
K. Hermann	..	Urenui	0	2	00	25	0	0	Forms part of Pineview	..	..
Johnston Bros.	..	Otakiri	428	0	00	12,500	0	0	Farm Settlement	..	..
A. A. and T. M. McLachlan	..	Wakaepa	548	0	00	8,925	0	0	Small addition to Waitoi-	..	4
Jas. Walker	..	Speed	168	1	20	1,000	0	0	to Farm Settlement	..	..
Estate of M. Speed	..	Pitara	797	0	00	7,000	0	0	Dairying	..	2
A. Woodley	..	Warwick	200	0	00	4,000	0	0	{ Sheep and cropping	..	3
Estate of Wm. Cunningham and C. D. Cunningham	..	Brook Hill	1,035	0	00	12,800	0	0	Mixed ..	..	1
C. H. Smith	..	Whangapoua	672	0	00	12,432	0	0	Dairying	..	2
H. C. Bull	..	..	9,956	3	22-2				..	..	..
K. L. Bull	..	Whangapoua	199	3	13				..	..	..
G. F. Bull	..	..	116	0	10	25,400	0	0	Sheep and cattle	..	1
H. McAl. Bull	..	..	3,634	0	22				..	..	..
T. G. Bunting	..	..	7,148	1	00				..	..	..
Estate of J. Connolly	..	Cheviot Hills	5,001	2	00	40,012	0	0	{ Sheep ..	..	4
Bell Estate	..	Riverside	3,968	0	34	16,182	12	0	{ Dairying	..	1
	..	Dargaville							Sheep ..	..	4

TABLE A.—RETURN OF PROPERTIES PURCHASED BY NEGOTIATION AND POSSESSION TAKEN DURING PERIOD 1ST APRIL, 1945, TO 31ST MARCH, 1946—continued

Name of Owner.	Locality.	New Name of Block.	Area.		Purchase-price.		Type of Farming.	Estimated Number of Subdivisions.
			A.	R. P.	£.	s. d.		
G. Hamilton ..	Hapuku ..	Part Puhipuhi	471	0 00	4,250	0 0	Addition to Puhipuhi Farm Settlement	..
Henry Judd ..	Waipukurau ..	Gownie ..	1,478	3 00	23,660	0 0	Sheep ..	3
Mrs. H. Williams ..	Masterton ..	Part Wainuioru	1,537	0 00	22,286	10 0	" ..	3
Estate of E. G. Elgar ..	Martinborough ..	Paruwai ..	7,546	2 33	62,260	6 6	" ..	6
Estate of B. Speedy ..	Carterton ..	Ruamahanga ..	2,340	0 00	31,500	0 0	Sheep and dairying	5
W. Blair Estate ..	Peel Forest ..	Scotsburn ..	2,631	2 13	20,500	0 0	Sheep ..	3
J. H. Mitchell ..	Studholme ..	Kenwyn ..	670	0 00	18,756	13 6	" ..	3
G. E. Low ..	" ..	Tawani ..	441	3 32	15,910	4 0	Dairying	3
E. O. Payne ..	Putorino ..	Kiwitca ..	637	2 00	20,400	0 0	" ..	8
E. L. Walker and W. Lightbody ..	Pakaraka ..	Ngamahanga ..	325	2 00	5,900	0 0	" ..	2
F. H. R. Gorrings ..	Utiku ..	Kawhataku ..	1,497	0 00	17,964	0 0	Sheep ..	5
I. A. R. and Mrs. D. M. MacRae ..	Masterton ..	Part Wainuioru	3,202	3 06	40,038	0 0	" ..	2
G. G. Printz ..	Pahia ..	Ruahine ..	1,186	2 08	9,500	0 0	Dairying and sheep	3
W. Bell Estate ..	Waihapai ..	Valleyfield ..	2,504	1 31	17,500	0 0	Sheep ..	3
Powdrells Ltd. ..	Napier ..	Rawhiti ..	2,144	0 00	17,152	0 0	" ..	3
M. W. Cadells ..	Edievale ..	Thorndale ..	733	1 35	6,601	5 0	Sheep ..	3
J. F. Harris ..	" ..	Invermay ..	1,032	2 37	7,884	0 0	" ..	3
Jas. Gow Estate ..	Mosgiel ..	Cherrybank ..	1,262	0 00	17,100	0 0	Dairying and sheep	4
John McGregor's Trust ..	Wanganui ..	" ..	375	0 00	13,500	0 0	" ..	3
J. Smith ..	Taumarunui ..	Rangarangi ..	1,037	0 04	7,450	0 0	Dairying and sheep	7
L. and L. J. Fisher ..	" ..	Medina ..	353	3 07	7,610	0 0	Sheep ..	2
D. G. MacFarlane ..	Hundalee ..	Part Balfour ..	2,591	3 00	16,846	7 6	Forms part Balfour Farm Settlement	..
G. A. Wraytt ..	Balfour ..	" ..	83	0 00	130	0 0*	Forms part Ruahine Farm Settlement	..
M. M. Cupples ..	Pahia ..	Part Ruahine ..	8	0 00	64	0 0	" ..	..
Purchases, 1945-46 ..	..	..	115,017	1 25	1,037,142	17 5	..	..
Total as at 31st March, 1945 ..	..	..	94,763	0 12	3 743,829	3 3	..	..
Correction to 1944-45 return ..	..	..	574	0 20	..	..	..	..
Total as at 31st March, 1946 ..	..	..	210,354	2 17	4 1,780,972	0 8	..	..

\* For household interest. † Not possible at present time to state number of units which will be obtained, as part of block is to be used for afforestation.



TABLE B.—RETURN OF PROPERTIES CAPABLE OF SUBDIVISION ACQUIRED UNDER SECTION 51 OF THE SERVICEMEN'S SETTLEMENT AND LAND SALES ACT, 1943, DURING THE PERIOD 1ST APRIL, 1945, TO 31ST MARCH, 1946

Name of Owner.	Locality.	New Block Name.	Area.		Compensation.	Type of Farming.	Estimated Number of Subdivisions.
			A.	R. P.			
			£	s.	d.		
M. L. O'Neill	Hastings	Algermon	13	1	22	Market-gardening	2
Estate of A. Wagstaff	Waitoa	Part Waitoa	382	2	26	Dairying	5
C. H. Sorensen	New Plymouth	Sorensen	161	12	71	"	2
Pennington Bros.	Eltham	Pennington's	150	2	09	"	2
J. Laughton	Invercargill	Strathlane	439	3	33	Sheep	2
V. C. Miller	Taneatua		751	2	14	For Native Department	..
E. S. H. Beetham	Masterton	Morburn	199	3	27	Dairying	2
A. Davys	Cambridge	Bruntwood	166	0	33	"	2
R. J. C. Ramsay	Morrinsville		200	0	00	"	2
P. W. and M. E. Atkinson	Eketahuna	Rongokokako	147	2	01	"	2
W. S. Langdale	Te Awamutu	Kakepuku	284	3	26	"	2
W. Smith	Blenheim	Tuamarina	146	0	09	Cropping	2
A. W. Gallagher	Te Awamutu	Tarata	190	0	14	Dairying	2
W. B. Spencer	Frankton	Whatawhata	300	2	20	"	3
New Zealand Farmers' Co-operative Assn.	Kaikoura	Elms	2,019	1	13.7	Sheep and dairying	3
R. J. Belcher	Urenui	Waitoitoi	150	2	09	Dairying	2
W. and M. A. Scobie	Invercargill	Eastern Bush	937	2	18	Sheep	2
J. A. and N. C. Court	Cambridge	Seven Oaks	224	0	27.9	Dairying	2
C. R. Morel and J. A. Roberts	Whangarei	Riponui	300	3	06	"	2
Estate of P. J. Andrew	Marton	Kotutu	479	2	36	Dairying and sheep	4
G. A. Wraytt	Balfour	Balfour	1,279	1	39	Sheep	3
J. F. Dawson	West Eyreton	Lowland Lees	670	0	00	Mixed	2
Miss G. M. and Mrs. M. Fleming	Port Levy	Port Levy	2,651	0	00	Sheep	4
E. Cresswell	Levin	Part Kereru	135	1	28	Added to adjoining settlement	..
D. Barlow	Morrinsville	Kiwitahi	223	0	38	Dairying	2
Estate of W. G. Butcher	Rotorua		2,261	0	20	Added to Mihi Block adjoining	..
J. and W. C. Davies	Whakatane		292	1	29.2	For Maori ex-servicemen	..
L. D. Neill	Ruawai		322	0	20	Run-off	1
P. J. Masters	Te Hoe		284	1	05.1	Dairying	2
Acquisitions, 1st April, 1945, to 31st March, 1946			15,766	0	16.61		..
Totals as at 31st March, 1945			15,796	0	01.6		..
Totals as at 31st March, 1946			31,562	0	18.21		..

TABLE C.—RETURN OF PROPERTIES ACQUIRED UNDER PART II OF THE SERVICEMEN'S SETTLEMENT AND LAND SALES ACT, 1943, DURING THE PERIOD 1ST APRIL, 1945, TO 31ST MARCH, 1946

Name of Owner.	Locality.	New Block Name.	Area.	Compensation.	Type of Farming.	Estimated Number of Subdivisions.
Mrs. V. M. Bertsch ..	Dannevirke ..	Pukeatua ..	Acres. 4, 152	Not yet fixed	Sheep	5
Estate of Reid Bros. ..	Opoitiki ..	Whakamaru ..	400	"	Dairying	4
W. H. Gaisford ..	Dannevirke ..	Oringi ..	341	"	"	3
Miss M. Crabbe* ..	Manutahi ..	Manutahi ..	441	£18,984	"	6
B. J., C. G., and M. A. Holdsworth† ..	Edgecumbe ..	Putiki ..	1, 327	Not yet fixed	"	16
Acquired 1st April, 1945, to 31st March, 1946	..	..	6,661	..	..	..
Total as at 31st March, 1945 ..	..	..	3, 830	..	..	..
Total as at 31st March, 1946 ..	..	..	10, 491	..	..	..

\* Vesting date, 31st May, 1946.

† Vesting date, 28th June, 1946.

TABLE D.—RETURN SHOWING NUMBER OF SINGLE-UNIT PROPERTIES ACQUIRED UNDER SECTION 51 OF THE SERVICEMEN'S SETTLEMENT AND LAND SALES ACT, 1943, DURING THE PERIOD 1ST APRIL, 1944, TO 31ST MARCH, 1946

Period.	Number of Units.	Compensation.
1st April, 1944, to 31st March, 1945	65	£ 226,753
1st April, 1945, to 31st March, 1946	48	201,578
Totals to date, 31st March, 1946	113	428,331

TABLE E.—RETURN OF ACTUAL EXPENDITURE UNDER ANNUAL APPROPRIATIONS ON THE PURCHASE OF LAND AND IMPROVEMENTS AND ON DEVELOPMENT AND FARMING OPERATIONS

Item.	Year ended 31st March, 1946.			Total for Year ended 31st March, 1945.
	Vote "Small Farms Development."	Vote "Land for Settlements."	Total.	
Acquisition of land and interests therein ..	£ 1,777,635	£ 2,742	£ 1,780,377	£ 790,237
Development operations—				
Chattels .. .. .	118,822	202	119,024	31,079
Development wages .. .. .	70,995	618	71,613	53,197
Materials and services .. .. .	334,604	1,711	336,315	118,895
Farming operations—				
Live-stock .. .. .	466,191	982	467,173	} 352,449
Seasonal expenditure .. .. .	177,825	3,202	181,027	
Seasonal wages .. .. .	160,710	2,650	163,360	
	3,106,782	12,107	3,118,889	1,461,882

TABLE F.—RETURN OF PROFITS AND LOSSES ON DISPOSAL OF BLOCKS ASCERTAINED DURING THE PERIOD FROM 1ST APRIL, 1945, TO 31ST MARCH, 1946

Blocks.	District.	Profit.	Loss.	Subsidies.
		£ s. d.	£ s. d.	£ s. d.
Benton's .. .. .	Te Kuiti ..	212 5 3	.. ..	1,456 6 6
Brough's .. .. .	" .. .. .	.. ..	1,247 8 5	3,338 12 6
Cole's .. .. .	Taranaki ..	2,158 15 1	.. ..	Nil
Feldwick .. .. .	Southland ..	.. ..	15 5 7	Nil
Paki's .. .. .	Auckland ..	2 3 5	.. ..	Nil
Pratt's .. .. .	Te Kuiti ..	.. ..	432 16 11	1,470 9 2
Robinson's .. .. .	Taranaki ..	2,529 15 8	.. ..	Nil
Strack's .. .. .	" .. .. .	.. ..	14 11 3	Nil
Totals .. .. .	.. .. .	4,902 19 5	1,710 2 2	6,265 8 2

NOTE.—(i) Profits and losses are ascertained only after a block has been fully disposed of and the accounts audited. Blocks partially settled are therefore excluded from this return.

(ii) Subsidies were received from the Consolidated Fund and Employment Promotion Fund on labour on marginal lands. The profits and losses as disclosed above have been arrived at after taking credit for the subsidies shown in the final column.

## BLOCKS UNDER DEVELOPMENT

Particulars.	Superintendent of Land				
	AWAROA.	BRADLEYS.	BROOKLANDS.	Edgewater.	Galataca.
1. Date of acquisition or Crown land set apart .. .. .	1/2/45	15/1/41	1/2/45	8/8/36	1931
2. Total area (acres) .. .. .	287	1,249	377	7,308	24,993
3. Area not suitable for development (acres) .. .. .	.. .. .	.. .. .	18	50	.. .. .
4. Area alienated for settlement, reserves, &c. (acres) .. .. .	.. .. .	.. .. .	107	164	3,362
5. Balance under development (acres) .. .. .	287	1,249	252	7,094	21,631
6. Condition of area under development (item 5)—					
Undeveloped (acres) .. .. .	.. .. .	715	20	1,550	5,000
Permanent grass (acres) .. .. .	287	388	212	5,372	13,783
Temporary grass (acres) .. .. .	.. .. .	.. .. .	.. .. .	.. .. .	1,983
Crops (acres) .. .. .	.. .. .	80	.. .. .	141	705
Cultivated, but not in grass or crops (acres) .. .. .	.. .. .	50	20	.. .. .	.. .. .
Plantations (acres) .. .. .	.. .. .	16	.. .. .	31	160
Water-supplies: area reticulated (acres) .. .. .	100	.. .. .	219	1,560	10,000
Fencing (chains) .. .. .	414	1,367	410	8,140	17,378
Drains (chains) .. .. .	200	150	75	1,770	2,484
Dwellings (number) .. .. .	.. .. .	1	1	3	19
Wool-sheds (number) .. .. .	.. .. .	1	.. .. .	.. .. .	1
Cow-sheds (number) .. .. .	1	.. .. .	1	2	9
Other farm buildings (number) .. .. .	.. .. .	4	3	45	38
Bridges (number) .. .. .	4	.. .. .	.. .. .	24	53
Roads and farm tracks (chains) .. .. .	.. .. .	16	65	409	1,400
7. Capital expenditure to date on land (item 2)—					
Land acquired, including Crown land set apart—					
Unimproved (£) .. .. .	2,900	3,738	2,958	4,447	106,664
Improvements (£) .. .. .	3,308	5,933	6,027	790	6,001
Materials and expenses (£) .. .. .	138	3,195	652	44,266	96,673
Labour (gross) (£) .. .. .	105	900	48	28,906	83,595
Total expenditure (gross) (£) .. .. .	6,451	13,766	9,685	78,409	292,933
Less subsidies on labour (£) .. .. .	.. .. .	.. .. .	.. .. .	15,708	.. .. .
Net expenditure (£) .. .. .	6,451	13,766	9,685	62,701	292,933
8. Capital charges on alienated land (item 4) (£) .. .. .	.. .. .	.. .. .	4,600	1,142	20,256
9. Dairying on area under development (item 5)—					
Area occupied (acres) .. .. .	.. .. .	.. .. .	107	.. .. .	969
Herds (number) .. .. .	.. .. .	.. .. .	1	.. .. .	4
Cows milked (number) .. .. .	.. .. .	.. .. .	58	.. .. .	200
Dry cows (number) .. .. .	.. .. .	.. .. .	2	.. .. .	.. .. .
Breeding-sows (number) .. .. .	.. .. .	.. .. .	.. .. .	.. .. .	20
Butterfat sold (lb.) .. .. .	.. .. .	.. .. .	2,598	.. .. .	68,405
10. Other farming on area under development (item 5)—					
Breeding-ewes (number) .. .. .	.. .. .	738	.. .. .	2,519	7,300
Dry sheep (number) .. .. .	.. .. .	590	321	3,348	5,400
Breeding-cows and heifers (number) .. .. .	.. .. .	2	.. .. .	1,158	2,230
Dry run cattle (number) .. .. .	.. .. .	74	.. .. .	466	1,492
Dry dairy stock (number) .. .. .	.. .. .	.. .. .	38	945	520
Horses (number) .. .. .	.. .. .	5	3	17	70
Wool produced (lb.) .. .. .	.. .. .	12,302	.. .. .	36,002	138,674
Sheep sold (number) .. .. .	.. .. .	498	684	7,304	10,351
Cattle sold (number) .. .. .	.. .. .	203	109	1,502	1,782
Cash crops (type and quantity) .. .. .	.. .. .	.. .. .	.. .. .	.. .. .	.. .. .
11. Receipts for year: Live-stock and seasonal (item 5)—					
Butterfat (£) .. .. .	.. .. .	.. .. .	214	5	8,230
Wool (£) .. .. .	.. .. .	1,071	.. .. .	2,767	7,910
Sheep—Cash sales (£) .. .. .	.. .. .	487	866	5,812	4,560
Transfers to other blocks (£) .. .. .	.. .. .	93	.. .. .	2,550	8,031
Cattle—Cash sales (£) .. .. .	.. .. .	389	446	6,472	12,071
Transfers to other blocks (£) .. .. .	.. .. .	1,761	.. .. .	8,845	6,669
Pigs (£) .. .. .	.. .. .	.. .. .	47	4	1,559
Crops (£) .. .. .	.. .. .	.. .. .	.. .. .	.. .. .	.. .. .
Miscellaneous (£) .. .. .	60	26	22	1,621	1,183
12. Payments for year: Live-stock and seasonal (item 5)—					
Sheep—Cash purchases (£) .. .. .	.. .. .	113	28	2,203	1,477
Transfers from other blocks (£) .. .. .	.. .. .	.. .. .	1,121	2,515	2,468
Cattle—Cash purchases (£) .. .. .	.. .. .	.. .. .	76	4,352	1,446
Transfers from other blocks (£) .. .. .	.. .. .	.. .. .	1,848	10,043	3,093
Farming-expenses—Materials and expenses (£) .. .. .	91	523	1,050	1,730	82,552
Labour (£) .. .. .	12	547	735	2,669	5,054
Miscellaneous (£) .. .. .	.. .. .	.. .. .	.. .. .	.. .. .	.. .. .
13. Labour employed (development and farming)—					
Average for year (item 5) (number) .. .. .	.. .. .	2	2	18	13

\* Used as grazing area only.

## (SMALL-FARMS ACT, 1932-33)

Development, Auckland.

Gloriot.*	HILLCREST.	Kaitiaki.	Kapiro.	KARAKA.	KOMAKORAU.	Mangawai.	MATANOKU.	Mihiri.	Murupara.	NGUTUWERA.	OKAHUKURA.
..	1/6/44	10/4/34	1938	30/11/44	1/2/45	7/7/35	3/5/40	1/8/38	9/7/33	3/3/41	5/3/45
..	661	2,305	60	219	734	1,862	3,279	24,935	180	1,301	9,041
..	..	..	..	..	..	622	..	3,733	..	..	1,500
..	..	14	..	..	..	..	1,010	..	..	..	..
..	661	2,291	60	219	734	1,240	2,269	21,202	180	1,301	7,541
..	..	..	..	..	..	..	..	..	..	..	..
..	331	1,129	60	19	..	148	8	14,430	90	947	6,466
..	294	501	..	190	641	934	2,173	6,591	90	332	625
..	..	659	..	..	..	43	..	..	..	..	..
..	..	..	..	..	..	89	..	116	..	22	50
..	32	2	..	..	..	11	..	25	..	..	400
..	..	..	..	..	..	82	..	2	..	..	..
..	4	..	..	10	4	22	..	65	..	..	..
..	150	300	..	200	..	450	1,216	519	20	..	400
..	660	3,128	140	405	884	2,840	4,066	9,872	193	742	2,305
..	..	2,459	..	..	..	2,454	..	1,539	..	..	400
..	..	11	..	2	1	1	7	6	1	..	1
..	..	..	..	..	..	1	1	1	..	..	1
..	1	11	..	2	3	..	2	7	1	..	..
..	3	34	1	..	2	8	30	27	1	1	5
..	..	33	..	..	..	9	3	37	..	1	2
..	..	135	..	10	21	674	..	1,590	..	..	..
..	..	..	..	..	..	..	..	..	..	..	..
..	1,395	2,771	..	5,264	7,043	466	11,702	14,379	90	3,564	10,963
..	4,405	25	..	2,701	10,747	..	28,040	22,737	..	1,720	14,037
..	1,287	19,100	1,082	440	3,206	25,071	47,886	47,809	1,478	720	4,710
..	186	28,735	205	18	12	20,601	5,004	35,935	897	237	1,087
..	..	..	..	..	..	..	..	..	..	..	..
..	7,273	50,631	1,287	8,423	21,008	46,138	92,632	120,860	2,465	6,241	30,797
..	..	22,777	..	..	..	13,489	..	19,585	807	..	..
..	7,273	27,854	1,287	8,423	21,008	32,649	92,632	101,275	1,658	6,241	30,797
..	..	165	..	..	..	..	29,780	..	..	..	..
..	..	..	..	..	..	..	..	..	..	..	..
..	200	1,162	..	..	..	..	139	..	..	..	..
..	1	8	..	..	..	..	1	..	..	..	..
..	100	260	..	..	..	..	60	..	..	..	..
..	25	52	..	..	..	..	46	..	..	..	..
..	8	15	..	..	..	..	4	2	..	..	..
..	16,154	61,240	..	..	..	..	19,239‡	..	..	..	..
..	..	..	..	..	1,280	..	2,025	5,885	..	..	3,208
..	..	..	..	..	23	55	1,636	1,979	..	39	184
..	..	..	..	..	38	..	..	972	..	..	217
168	..	..	..	..	..	..	109	1,273	..	..	30
..	..	130	..	84	106	304	458	..	..	..	4
..	..	12	..	..	5	4	8	35	..	1	12
..	..	..	..	..	15,396	14,056	45,304	166,488	..	6,086	38,326
..	..	..	..	..	1,086	2,240	12,025	9,870	..	1,449	5,863
261	25	39	..	130	1,852	158	1,232	1,183	..	..	652
..	..	..	..	..	..	..	..	..	..	..	..
..	1,504	5,403	..	..	..	..	1,429	..	..	..	..
..	..	..	..	..	789	853	2,499	4,904	..	333	1,892
..	..	..	..	..	1,162	1,203	2,035	5,446	..	1,294	769
..	..	..	..	..	498	1,333	13,878	3,587	..	217	4,416
267	161	267	..	1,429	170	363	12,481	10,941	..	..	494
2,360	..	..	..	..	20,279	751	6,781	5,236	..	..	4,165
..	162	664	..	..	..	..	411	..	..	..	..
..	..	..	..	..	..	..	..	..	..	..	..
6	..	349	..	228	47	27	198	249	..	..	37
..	..	..	..	..	73	..	1,698	1	..	..	406
..	..	..	..	..	2,597	..	3,771	775	..	746	..
21	101	55	..	29	11,962	1,606	10,261	381	..	..	231
2,177	462	..	..	2,661	3,358	..	8,299	2,082	..	..	..
31	864	1,792	..	74	679	975	4,260	6,370	118	195	998
43	69	3,455	..	47	683	818	2,613	3,128	..	107	1,094
..	..	..	..	..	..	..	..	..	..	..	..
..	1	13	..	..	2	5	9	8	..	..	8

‡ Includes returns from alienated area for portion of season.

## BLOCKS UNDER DEVELOPMENT

Particulars.	Superintendent of Land				
	OTOTOA.	PARATU.	Pouama.	Puriti.	BEREWHAKAITU.
1. Date of acquisition or Crown land set apart ..	1/2/41	15/10/43	10/10/37	6/11/33	1/2/45
2. Total area (acres) ..	1,611	2,029	12,147	1,403	12,067
3. Area not suitable for development (acres) ..	100	..	..	..	300
4. Area alienated for settlement, reserves, &c. (acres) ..	..	..	50	13	..
5. Balance under development (acres) ..	1,611	1,929	12,097	1,390	11,767
6. Condition of area under development (item 5)—					
Undeveloped (acres) ..	342	100	4,957	177	10,832
Permanent grass (acres) ..	1,269	1,543	57	1,163	614
Temporary grass (acres) ..	..	..	7,050	50	137
Crops (acres) ..	..	286	7	..	178
Cultivated, but not in grass or crops (acres) ..	..	..	..	..	..
Plantations (acres) ..	..	..	26	..	6
Water-supplies: area reticulated (acres) ..	1,161	..	5,058	..	217
Fencing (chains) ..	1,162	1,677	10,118	1,748	2,053
Drains (chains) ..	..	266	16,934	..	..
Dwellings (number) ..	7	..	6	1	1
Wool-sheds (number) ..	1	..	1	1	2
Cow-sheds (number) ..	2	..	2	..	..
Other farm buildings (number) ..	26	..	8	4	7
Bridges (number) ..	1	..	686	2	2
Roads and farm tracks (chains) ..	..	60	1,350	480	30
7. Capital expenditure to date on land (item 2)—					
Land acquired, including Crown land set apart—					
Unimproved (£) ..	5,100	18,109	7,603	3,009	7,569
Improvements (£) ..	11,321	19,490	2,972	..	11,196
Materials and expenses (£) ..	18,505	9,148	33,653	8,050	4,949
Labour (gross) (£) ..	1,212	1,342	53,538	14,262	1,194
Total expenditure (gross) (£) ..	36,138	48,089	97,766	25,321	24,908
Less subsidies on labour (£) ..	..	..	36,759	10,108	..
Net expenditure (£) ..	36,138	48,089	61,007	15,213	24,908
8. Capital charges on alienated land (item 4) (£) ..	..	..	305	39	..
9. Dairying on area under development (item 5)—					
Area occupied (acres) ..	272	..	58	..	..
Herds (number) ..	2	..	1	..	..
Cows milked (number) ..	78	4	39	2	..
Dry cows (number) ..	..	..	22	..	..
Breeding-sows (number) ..	..	..	3	..	..
Butterfat sold (lb.) ..	2,689†	..	6,089	..	..
10. Other farming on area under development (item 5)—					
Breeding-ewes (number) ..	23	4,778	1,652	1,423	1,068
Dry sheep (number) ..	1,464	242	2,411	1,148	2,189
Breeding-cows and heifers (number) ..	203	..	418	302	23
Dry run cattle (number) ..	97	328	2,295	136	282
Dry dairy stock (number) ..	482	315	8	..	..
Horses (number) ..	11	8	11	6	11
Wool produced (lb.) ..	3,436	56,650	43,610	10,719	23,319
Sheep sold (number) ..	3,492	10,254	2,217	1,251	902
Cattle sold (number) ..	1,242	604	820	75	350
Cash crops (type and quantity) ..	..	..	..	..	..
11. Receipts for year: Live-stock and seasonal (item 5)—					
Butterfat (£) ..	331	..	426	..	..
Wool (£) ..	627	3,102	2,428	1,092	34
Sheep—Cash sales (£) ..	645	11,633	3,527	1,276	789
Transfers to other blocks (£) ..	3,955	799	..	..	210
Cattle—Cash sales (£) ..	3,188	1,946	12,840	805	740
Transfers to other blocks (£) ..	7,925	4,069	26	..	2,594
Pigs (£) ..	92	..	36	..	..
Crops (£) ..	..	..	..	..	..
Miscellaneous (£) ..	268	145	309	64	33
12. Payments for year: Live-stock and seasonal (item 5)—					
Sheep—Cash purchases (£) ..	92	1,744	3,460	307	978
Transfers from other blocks (£) ..	1,568	6,532	1,057	..	1,978
Cattle—Cash purchases (£) ..	2,204	1,957	555	..	..
Transfers from other blocks (£) ..	8,831	212	79	..	3,334
Farming-expenses—Materials and expenses (£) ..	1,101	1,831	1,904	806	1,956
Labour (£) ..	1,018	1,664	5,466	1,039	1,538
Miscellaneous (£) ..	..	..	..	..	..
13. Labour employed (development and farming)—					
Average for year (item 5) (number) ..	2	7	27	4	10

† Farmed by Department for portion of year only.

## (SMALL FARMS ACT, 1932-33)—continued

Development, Auckland—continued.					Superintendent of Land Development, Te Kuiti.						
THOMPSONS.	TIKOKOPU.	Tokoroa.	Waikite.	Whareare.	Arohena.	Burns.	Ellicott's.	Foss.	Henderson's.	Kaeaea.	Kairangi.
24/11/44	9/2/45	4/4/38	10/10/38	11/8/33	1933-40	1936	1933	1933	1935	1937-40	1938
102	4,600	5,201	7,526	4,941	4,130	139	2,871	438	776	1,639	1,682
..	..	..	1,440	..	980	35	90	10	3	320	..
..	..	..	..	320	..	..	2,124	..	..	..	849
102	4,600	5,201	6,086	4,621	3,150	104	657	428	773	1,319	863
50	1,250	2,598	3,882	2,032	1,174	..	60	16	55	643	28
52	3,300	2,458	2,098	1,582	1,795	99	544	332	678	624	815
..	..	93	..	976	..	..	..	39	..	..	..
..	50	36	51	26	181	5	..	34	21	52	19
..	..	..	49	..	..	..	..	8	..	..	..
..	..	16	6	5	..	..	19	12	2	..	1
..	..	570	584	2,215	500	50	50	350	300	..	185
225	3,350	3,156	3,243	9,198	5,331	376	504	882	1,597	1,379	1,565
..	..	544	832	4,237	42	1	40	..	750	1,013	5
1	1	2	1	5	10	1	2	1	2	..	3
..	1	..	1	1	2	..	1	1	1	1	1
..	..	..	..	4	6	1	..	..	2	..	..
..	11	8	7	27	22	2	6	4	9	7	7
..	..	9	2	73	2	..	..	..	2	3	..
..	110	20	102	90	143	5	20	5	180	616	20
..	..	..	..	..	..	..	..	..	..	..	..
300	15,430	2,878	330	3,684	3,423	90	1,345	438	3,928	1,542	6,339
1,451	12,320	1,917	..	6,764	3,677	400	1,572	373	1,588	73	11,447
997	5,480	19,633	27,284	35,292	23,328	1,921	38,274	6,942	10,263	10,352	14,240
1,029	1,474	18,888	18,188	28,938	58,136	2,121	50,669	8,893	21,215	21,475	14,390
3,777	34,704	38,316	45,802	74,678	88,564	4,532	91,860	16,646	36,994	33,442	46,416
..	..	13,469	10,937	20,775	41,305	1,446	34,001	6,418	14,816	15,985	4,995
3,777	34,704	24,847	35,765	53,903	47,259	3,086	57,859	10,228	22,178	18,357	41,511
..	..	..	..	7,218	..	..	35,113	..	..	..	19,398
..	..	..	..	132	..	104	..	..	..	..	..
..	..	..	..	2	..	1	..	..	..	..	..
..	..	..	..	88	..	31	..	..	..	..	..
..	..	..	..	22	..	..	..	..	..	..	..
..	..	..	..	6	..	3	..	..	..	..	..
..	..	..	..	20,555	..	6,674	4,396	..	..	..	..
..	3,978	1,284	1,700	1,506	3,802	135	..	818	1,726	1,113	1,280
..	3,215	2,635	3,059	921	6,423	61	810	540	286	992	856
48	473	341	255	6	176	..	90	38	10	74	85
..	142	316	461	804	595	..	31	88	6	109	104
..	..	314	..	6	..	10	..	84	191	..	..
1	7	9	15	15	29	2	6	9	9	9	7
..	55,315	68,687	49,675	35,889	52,940	1,035	7,879	7,228	21,465	14,744	22,140
..	465	2,631	3,353	1,961	7,344	106	7,542	1,964	2,299	2,049	2,038
..	495	300	427	812	184	79	686	386	319	55	24
..	..	..	..	..	..	..	..	..	..	..	..
..	..	..	1,746	..	..	468	530	..	..	..	..
..	2,557	3,362	2,480	2,686	3,851	139	2,249	471	2,397	1,316	1,147
..	482	2,203	5,183	1,718	6,899	84	10,117	71	449	1,293	1,479
..	..	555	965	6	2,258	15	2,509	1,888	1,483	1,268	310
..	786	612	3,240	9,121	593	9	5,015	130	268	..	194
..	3,642	1,923	848	2,153	1,201	328	961	2,445	937	430	..
..	..	..	..	193	..	59	249	..	..	..	..
..	..	..	..	..	..	..	..	..	..	..	..
..	71	65	109	196	188	30	160	46	63	9	10
..	..	..	..	..	..	..	..	..	..	..	..
..	801	..	13	..	2,046	39	38	83	67	80	133
..	4,355	1,994	2,792	..	8,139	65	2,221	1,506	3	944	906
..	58	1,224	86	2,046	220	11	357	1,391	474	32	..
397	7,255	904	2,618	2,606	1,291	386	776	1,143	400	809	..
49	2,444	1,665	1,729	2,707	1,527	286	1,039	361	879	401	389
106	1,251	1,746	1,325	3,880	2,279	268	1,727	364	1,166	777	852
..	..	..	..	..	66	41	21	54	..	15	..
3	7	7	6	15	9	1	4	2	1	2	3

## BLOCKS UNDER DEVELOPMENT

Particulars.	Superintendent of Land				
	Karakariki.	Kohua.	KONUL.	Langdon's.	Mathihi.
1. Date of acquisition or Crown land set apart .. .. .	1938	1935-38	1943	1933	1936-37
2. Total area (acres) .. .. .	2,150	1,094	300	456	443
3. Area not suitable for development (acres) .. .. .	837	306	..	104	..
4. Area alienated for settlement, reserves, &c. (acres) .. .. .	715	..	57	..	108
5. Balance under development (acres) .. .. .	598	788	243	352	335
6. Condition of area under development (item 5)—					
Undeveloped (acres) .. .. .	387	119	..	18	53
Permanent grass (acres) .. .. .	185	653	243	305	185
Temporary grass (acres) .. .. .	..	..	..	11	67
Crops (acres) .. .. .	25	15	..	16	25
Cultivated, but not in grass or crops (acres) .. .. .	..	..	..	..	..
Plantations (acres) .. .. .	1	1	..	2	5
Water-supplies: area reticulated (acres) .. .. .	100	..	241	250	..
Fencing (chains) .. .. .	511	1,784	698	865	594
Drains (chains) .. .. .	30	441	..	..	170
Dwellings (number) .. .. .	..	2	6	2	3
Wool-sheds (number) .. .. .	1	1	..	2	1
Cow-sheds (number) .. .. .	..	..	4	2	..
Other farm buildings (number) .. .. .	2	3	4	3	3
Bridges (number) .. .. .	..	..	..	..	..
Roads and farm tracks (chains) .. .. .	80	388	..	50	4
7. Capital expenditure to date on land (item 2) —					
Land acquired, including Crown land set apart—					
Unimproved (£) .. .. .	2,589	650	8,424	680	600
Improvements (£) .. .. .	11,067	345	11,062	753	896
Materials and expenses (£) .. .. .	6,341	11,067	2,686	8,073	4,815
Labour (gross) (£) .. .. .	13,875	27,500	733	9,843	5,034
Total expenditure (gross) (£) .. .. .	33,872	39,562	22,905	19,349	11,395
Less subsidies on labour (£) .. .. .	4,213	19,618	..	6,833	3,570
Net expenditure (£) .. .. .	29,659	19,944	22,905	12,516	7,825
8. Capital charges on alienated land (item 4) (£) .. .. .	16,500	..	6,052	..	2,090
9. Dairying on area under development (item 5)—					
Area occupied (acres) .. .. .	..	..	..	..	..
Herds (number) .. .. .	..	..	..	..	..
Cows milked (number) .. .. .	..	..	..	..	..
Dry cows (number) .. .. .	..	..	..	..	..
Breeding-sows (number) .. .. .	..	..	..	..	..
Butterfat sold (lb.) .. .. .	..	..	..	..	1,431
10. Other farming on area under development (item 5)—					
Breeding-ewes (number) .. .. .	1	1,647	..	667	305
Dry sheep (number) .. .. .	422	1,193	746	264	316
Breeding-cows and heifers (number) .. .. .	..	61	..	50	5
Dry run cattle (number) .. .. .	25	110	..	55	..
Dry dairy stock (number) .. .. .	..	..	..	..	69
Horses (number) .. .. .	5	7	1	5	5
Wool produced (lb.) .. .. .	1,473	21,614	..	9,092	4,739
Sheep sold (number) .. .. .	474	1,111	..	1,369	346
Cattle sold (number) .. .. .	..	23	44	129	132
Cash crops (type and quantity) .. .. .	..	..	..	..	..
11. Receipts for year: Live-stock and seasonal (item 5)—					
Butterfat (£) .. .. .	..	..	..	..	183
Wool (£) .. .. .	90	445	..	593	342
Sheep—Cash sales (£) .. .. .	265	99	..	18	268
Transfers to other blocks (£) .. .. .	377	1,139	..	1,201	..
Cattle—Cash sales (£) .. .. .	..	272	500	192	443
Transfers to other blocks (£) .. .. .	..	..	..	404	939
Pigs (£) .. .. .	..	..	..	..	53
Crops (£) .. .. .	..	..	..	..	..
Miscellaneous (£) .. .. .	..	3	903	27	80
12. Payments for year: Live-stock and seasonal (item 5)—					
Sheep—Cash purchases (£) .. .. .	553	106	1	15	7
Transfers from other blocks (£) .. .. .	155	2	481	348	220
Cattle—Cash purchases (£) .. .. .	4	1	2	33	209
Transfers from other blocks (£) .. .. .	..	14	594	336	..
Farming-expenses—Materials and expenses (£) .. .. .	238	537	268	196	206
Labour (£) .. .. .	130	702	78	262	496
Miscellaneous (£) .. .. .	..	35	17	..	34
13. Labour employed (development and farming)—					
Average for year (item 5) (number) .. .. .	..	2	..	1	2



## (SMALL-FARMS ACT, 1932-33)—continued

## Development, Te Kuiti—continued.

Mangamahoe.	Mangaorino.	MANGAOTAKI.	Mangati.	Mapara.	Ngatamahine.	Nilson's.	Ohakune.	Piha.	Piu.	Pururu.	Raetihi.
1934-38	1939	1945	1933-38	1936-45	1934-43	1936	1935-36	1936	1935-41	1936-37	1936-41
533	832	1,611	641	5,541	4,661	604	1,087	26	6,131	3,045	3,133
40	47	30	32	431	1,028	279	66	4	1,888	699	371
91	..	..	..	198	..	..	..	..	..	858	..
402	785	1,581	609	4,912	3,633	325	1,021	22	4,243	1,488	2,762
75	435	140	100	2,421	871	..	..	4	1,529	507	..
325	340	1,431	352	2,223	2,625	325	982	18	2,361	669	2,648
..	..	..	121	..	30	..	..	..	119	192	..
..	10	10	35	268	102	..	27	..	225	117	92
..	..	..	..	..	..	..	..	..	..	..	..
2	..	..	1	..	5	..	12	..	9	3	22
80	..	..	166	300	420	..	108	..	..	50	..
940	794	1,358	1,346	3,753	6,405	650	1,934	122	5,701	3,683	4,011
117	48	..	169	1,278	2,069	..	48	11	578	80	1,687
2	2	2	2	8	16	1	1	..	12	6	11
1	..	1	..	1	2	1	..	..	1	1	1
1	..	..	2	1	9	..	..	..	..	2	..
7	4	..	10	13	26	3	5	1	68	7	26
1	1	..	..	4	3	..	7	..	10	..	16
105	155	..	52	173	393	400	155	4	739	115	276
1,085	1,148	1,306	728	3,796	5,637	169	3,138	107	4,870	3,106	15,810
2,691	1,185	8,071	65	4,485	8,702	540	2,364	..	6,344	2,984	4,644
7,063	2,371	43	9,573	26,981	42,798	827	14,623	348	24,925	32,333	38,661
12,563	3,299	28	10,917	40,078	99,987	2,036	71,122	669	46,096	56,363	99,578
23,402	8,003	9,448	21,283	75,340	157,124	3,572	91,247	1,124	82,235	94,786	158,693
8,939	2,326	14	7,639	28,248	69,789	1,449	60,011	463	32,703	38,797	70,058
14,463	5,677	9,434	13,644	47,092	87,335	2,123	31,236	661	49,532	55,989	88,635
1,615	..	..	..	4,165	..	..	..	..	..	27,770	..
..	..	..	..	132	329	..	..	..	..	..	..
..	..	..	..	1	4	..	..	..	..	..	..
..	..	..	..	34	142	..	..	..	..	..	..
..	..	..	..	..	..	..	..	..	..	..	..
..	..	..	..	3	10	..	..	..	..	..	..
..	..	..	..	5,974	34,633	..	..	..	..	5,981	..
798	566	447	730	2,865	4,689	..	1,622	..	3,086	2,164	4,474
353	685	3,710	1,061	4,107	6,116	703	1,507	..	4,556	1,544	3,489
14	27	362	62	219	321	49	2	..	219	32	276
2	123	407	89	281	574	66	..	..	241	149	322
..	..	..	85	21	105	..	186	..	11	172	343
..	6	8	8	33	34	3	7	..	21	10	17
10,431	7,143	18,254	10,894	43,945	61,951	6,351	23,996	..	60,950	19,589	55,856
796	238	143	1,202	3,213	2,986	894	1,604	49	3,137	3,909	2,069
157	3	3	114	280	299	46	269	95	201	798	223
..	..	..	..	..	..	..	..	..	..	..	..
..	..	..	..	418	2,914	..	..	..	..	780	..
987	196	..	92	3,714	1,771	639	328	33	3,209	2,715	3,228
137	147	209	393	3,715	2,664	1,339	328	8	4,563	1,373	481
386	181	..	596	566	933	..	..	42	3,006	1,437	..
604	26	36	396	1,310	1,416	353	1,407	..	1,213	5,128	835
675	..	..	271	675	1,735	8	1,282	615	806	2,457	735
..	..	..	..	80	376	..	..	..	..	347	..
..	..	..	..	..	..	..	..	..	..	..	..
36	29	19	30	195	323	26	26	..	182	189	3,736
105	63	437	49	222	925	..	..	1	211	231	207
..	2	3,286	379	299	2,050	386	588	40	373	745	..
..	1	105	10	91	380	9	200	22	162	1,421	2,905
..	125	3,920	1,255	857	1,023	294	1,481	240	483	3,564	386
120	366	285	953	1,941	3,141	134	694	80	2,368	1,851	1,815
430	468	387	633	2,678	4,443	306	1,377	114	2,082	2,046	2,301
..	..	80	..	69	31	..	..	..	15	161	..
2	1	1	3	6	12	1	3	..	4	3	5

## BLOCKS UNDER DEVELOPMENT

Particulars.	Superintendent of Land				
	Rumbles*.	Tahua.	Tapuwae.	Vincent's.	Wailuka.
1. Date of acquisition or Crown land set apart ..	1936	1938	1938	1936	1938-41
2. Total area (acres) ..	379	661	3,328	196	2,539
3. Area not suitable for development (acres) ..	106	56	28	11	248
4. Area alienated for settlement, reserves, &c. (acres) ..	..	..	..	..	..
5. Balance under development (acres) ..	273	605	3,300	185	2,291
6. Condition of area under development (item 5)—					
Undeveloped (acres) ..	26	518	..	8	1,727
Permanent grass (acres) ..	224	29	3,223	147	395
Temporary grass (acres) ..	..	40	..	29	91
Crops (acres) ..	21	18	70	..	76
Cultivated, but not in grass or crops (acres) ..	..	..	..	..	..
Plantations (acres) ..	2	..	7	1	2
Water-supplies: area reticulated (acres) ..	..	20	..	164	..
Fencing (chains) ..	451	195	3,060	573	1,418
Drains (chains) ..	..	57	260	171	391
Dwellings (number) ..	1	1	3	1	1
Wool-sheds (number) ..	..	..	1	..	1
Cow-sheds (number) ..	..	..	..	..	..
Other farm buildings (number) ..	3	3	11	4	7
Bridges (number) ..	..	..	..	..	1
Roads and farm tracks (chains) ..	..	..	400	89	129
7. Capital expenditure to date on land (item 2)—					
Land acquired, including Crown land set apart—					
Unimproved (£) ..	305	711	3,113	490	1,216
Improvements (£) ..	184	132	16,098	387	730
Materials and expenses (£) ..	2,505	2,464	8,710	3,420	10,648
Labour (gross) (£) ..	2,823	3,937	19,790	3,562	23,994
Total expenditure (gross) (£) ..	5,817	7,244	47,711	7,859	36,588
Less subsidies on labour (£) ..	2,008	2,657	14,567	2,529	17,100
Net expenditure (£) ..	3,809	4,587	33,144	5,330	19,488
8. Capital charges on alienated land (item 4) (£) ..	..	..	..	..	..
9. Dairying on area under development (item 5)—					
Area occupied (acres) ..	..	..	..	..	..
Herds (number) ..	..	..	..	..	..
Cows milked (number) ..	..	..	..	..	..
Dry cows (number) ..	..	..	..	..	..
Breeding-sows (number) ..	..	..	..	..	..
Butterfat sold (lb.) ..	..	..	..	..	..
10. Other farming on area under development (item 5)—					
Breeding-ewes (number) ..	748	160	3,740	321	856
Dry sheep (number) ..	37	44	3,582	218	831
Breeding-cows and heifers (number) ..	3	1	341	41	54
Dry run cattle (number) ..	34	27	521	36	33
Dry dairy stock (number) ..	..	..	..	..	..
Horses (number) ..	5	4	11	4	9
Wool produced (lb.) ..	6,648	1,402	52,694	6,017	16,606
Sheep sold (number) ..	1,082	180	1,786	641	615
Cattle sold (number) ..	66	131	205	55	43
Cash crops (type and quantity) ..	..	..	..	..	..
11. Receipts for year: Live-stock and seasonal (item 5)—					
Butterfat (£) ..	..	..	..	..	..
Wool (£) ..	638	147	2,784	360	929
Sheep—Cash sales (£) ..	77	..	158	239	890
Transfers to other blocks (£) ..	829	127	1,226	288	..
Cattle—Cash sales (£) ..	159	..	665	177	249
Transfers to other blocks (£) ..	141	616	1,022	152	24
Pigs (£) ..	..	..	..	..	..
Crops (£) ..	..	..	..	..	..
Miscellaneous (£) ..	30	19	26	31	75
12. Payments for year: Live-stock and seasonal (item 5)—					
Sheep—Cash purchases (£) ..	67	70	264	53	107
Transfers from other blocks (£) ..	210	120	..	42	..
Cattle—Cash purchases (£) ..	10	21	67	..	2
Transfers from other blocks (£) ..	14	724	8	..	..
Farming-expenses—Materials and expenses (£) ..	301	180	1,490	141	665
Labour (£) ..	349	104	2,838	376	722
Miscellaneous (£) ..	..	..	..	2	..
13. Labour employed (development and farming)—					
Average for year (item 5) (number) ..	1	1	6	1	2

\* Capital expenditure to date on land, "reclamation expenditure on lagoon," included in item 7 above: £128,191; net expenditure, £86,071. † 2½ acres asparagus; 100 acres rye, clover, and barley for seed.

(SMALL-FARMS ACT, 1932-33)—*continued*

Development, Te Kuiti— <i>continued</i> .					North Auckland.		Gisborne.	Hawke's Bay.				
Waikanguru.	Watson's.	Wharepapā.	WHATAKARA.	WHATAURI.	Batten's.	MATAHIKI.	Te Wera.	Ahuriri Lagoon.*	Kahuka.	Kakariki.	OMAPERE.	
1933-41	1936-46	1938	1944	1944	1/3/38	1/2/45	3/1/27	2/4/34	1/2/38	25/3/31	1/2/45	
10,466	1,051	3,671	1,256	566	1,576	334	9,922	7,753	10,505	19,213	2,807	
2,148	537	327	32	50	..	..	500	2,153	..	4,402	..	
..	..	531	..	..	..	..	..	..	..	..	..	
8,318	514	2,813	1,224	516	1,576	334	9,422	5,600	10,505	14,811	2,807	
2,792	210	355	384	40	696	..	1,179	3,648	5,708	6,358	230	
4,211	293	2,446	839	446	880	80	8,200	1,482	4,751	8,269	2,577	
1,042	..	..	..	..	..	240	..	340	..	..	..	
261	11	..	..	30	..	..	3	118	40	140	..	
..	..	..	..	..	..	..	..	..	..	..	..	
12	..	12	1	..	..	14	40	12	6	..	49	
..	37	1,000	745	200	..	80	3,254	5,500	..	44	..	
5,814	1,133	3,622	1,671	1,046	1,160	720	..	7,114	1,809	5,753	2,300	
642	100	419	385	..	..	..	..	31,304	15	60	..	
14	1	10	8	3	2	1	1	2	3	8	6	
3	1	1	1	..	1	1	1	1	1	1	1	
4	..	1	7	2	..	1	..	..	..	1	1	
14	5	11	9	3	2	5	..	6	2	11	8	
3	6	2	..	..	..	2	2	6	1	3	1	
1,071	169	98	30	210	..	5	560	2,028	240	810	300	
..	..	..	..	..	..	..	..	..	..	..	..	
5,132	165	7,126	5,710	1,300	1,185	3,340	39,453	1,531	34,927	16,542	10,196	
8,689	339	12,528	12,177	4,374	2,325	4,910	27,867	186	3,083	7,417	22,090	
45,668	3,976	32,056	13,214	8,032	930	502	5,074	104,922	9,807	32,775	12,667	
83,379	4,795	27,551	1,020	3,255	2,044	463	13,743	162,109	6,685	23,715	151	
142,868	9,275	79,261	32,121	16,961	6,484	9,215	86,137	268,748	54,502	80,449	54,104	
59,061	3,403	16,258	..	..	1,078	..	130	142,585	2,477	5,643	..	
83,807	5,872	63,003	32,121	16,961	5,406	9,215	86,007	126,163	52,025	74,806	54,104	
..	..	11,650	..	..	..	..	..	..	..	..	..	
..	..	..	..	289	..	334	..	..	..	..	..	
..	..	..	..	2	..	1	..	..	..	..	..	
..	..	..	..	80	..	80	..	..	..	..	..	
..	..	..	..	..	..	20	..	..	..	..	..	
..	..	..	..	7	..	6	..	..	..	..	..	
..	..	..	..	9,374	..	8,440	..	..	..	..	..	
6,860	765	4,038	1,559	..	829	..	5,412	3,218	3,443	4,269	3,803	
11,379	966	1,899	1,427	16	325	123	3,528	10,730	10,888	4,623	170	
538	27	199	..	..	..	79	1,055	..	117	289	69	
1,328	97	336	53	..	179	..	964	125	641	691	189	
2	4	..	671	195	..	73	..	29	9	..	1	
26	1	9	5	7	4	2	42	6	17	36	1	
124,851	9,244	56,831	19,684	3,804	10,352	..	78,800	111,532	73,352	72,537	43,515	
8,153	116	13,014	2,509	7,465	13	..	1,781	14,724	3,012	3,572	3,001	
336	2	516	632	294	14	90	443	..	699	341	170	
..	..	..	..	..	..	..	..	†	..	†	..	
..	..	..	..	653	..	633	..	..	..	..	..	
6,420	770	3,124	1,549	195	646	..	4,305	9,298	4,135	3,516	788	
9,820	183	2,532	1,131	15	15	..	1,672	20,434	2,978	3,562	2,009	
1,834	..	12,389	1,697	9,090	461	..	1,694	..	..	..	2,393	
2,683	5	332	5,449	29	121	292	284	101	6,491	3,690	915	
1,020	..	4,070	939	2,399	181	1,291	4,690	278	11	..	66	
..	..	..	..	78	..	105	..	..	..	..	..	
603	40	128	58	35	..	..	136	1,059	..	643	..	
..	..	..	..	..	..	..	..	51	96	223	74	
1,130	56	702	22	..	70	..	420	14,613	2,350	307	1,315	
6,103	..	10,738	1,225	7,860	..	162	..	..	..	..	941	
312	15	100	2,367	729	11	2,045	263	65	4,234	63	26	
1,140	..	3,487	4,083	1,230	..	419	..	11	290	..	3,741	
2,584	166	1,185	531	723	269	325	1,588	7,154	2,764	3,449	4,330	
4,192	688	2,022	1,026	434	604	528	2,285	5,461	4,363	4,262	2,435	
..	..	..	..	188	..	..	..	..	..	..	..	
9	1	4	1	2	2	2	8	15	9	12	8	

Materials and expenses, £69,469; labour (gross), £144,793; total expenditure, £214,262; less subsidies on labour, † 40 acres potatoes.

## BLOCKS UNDER DEVELOPMENT

Particulars.	Hawke's Bay.		Wellington.		
	SANDY CREEK.	TAHEKE.	LONGRIDGE.	PURAKAU.	TE MAIPI.
1. Date of acquisition or Crown land set apart .. .. .	28/2/45	5/3/45	28/2/45	23/2/45	28/2/45
2. Total area (acres) .. .. .	1,662	3,414	1,889	1,140	2,724
3. Area not suitable for development (acres) .. .. .	..	..	..	..	..
4. Area alienated for settlement, reserves, &c. (acres) .. .. .	..	..	..	..	..
5. Balance under development (acres) .. .. .	1,662	3,414	1,889	1,140	2,724
6. Condition of area under development (item 5)—					
Undeveloped (acres) .. .. .	787	894	..	..	..
Permanent grass (acres) .. .. .	800	2,500	1,813	1,140	2,724
Temporary grass (acres) .. .. .	..	..	..	..	..
Crops (acres) .. .. .	50	..	76	..	..
Cultivated, but not in grass or crops (acres) .. .. .	..	..	..	..	..
Plantations (acres) .. .. .	25	20	..	..	..
Water-supplies: area reticulated (acres) .. .. .	..	..	50	1,140	100
Fencing (chains) .. .. .	2,000	2,527	1,036	1,490	1,090
Drains (chains) .. .. .	..	500	12	615	..
Dwellings (number) .. .. .	4	1	1	4	..
Wool-sheds (number) .. .. .	1	1	1	..	..
Cow-sheds (number) .. .. .	4	1	..	3	..
Other farm buildings (number) .. .. .	15	14	2	6	3
Bridges (number) .. .. .	1	..	..	..	..
Roads and farm tracks (chains) .. .. .	..	100	117	142	262
7. Capital expenditure to date on land (item 2)—					
Land acquired, including Crown land set apart—					
Unimproved (£) .. .. .	1,489	33,945	22,480	25,000*	13,915
Improvements (£) .. .. .	16,761	33,932	13,438	5,000*	9,354
Materials and expenses (£) .. .. .	3,869	1,529	5,368	3,113	1,976
Labour (gross) (£) .. .. .	..	58	276	498	262
Total expenditure (gross) (£) .. .. .	22,119	69,464	41,562	33,611	25,507
Less subsidies on labour (£) .. .. .	..	..	..	..	..
Net expenditure (£) .. .. .	22,119	69,464	41,562	33,611	25,507
8. Capital charges on alienated land (item 4) (£) .. .. .	..	..	..	..	..
9. Dairying on area under development (item 5)—					
Area occupied (acres) .. .. .	800	..	..	600	..
Herds (number) .. .. .	4	..	..	2	..
Cows milked (number) .. .. .	208	..	..	267	..
Dry cows (number) .. .. .	6	..	..	66	..
Breeding-sows (number) .. .. .	19	..	..	..	..
Butterfat sold (lb.) .. .. .	24,191	..	..	58,326	..
10. Other farming on area under development (item 5) —					
Breeding-ewes (number) .. .. .	839	7,056	3,014	205	3,297
Dry sheep (number) .. .. .	148	435	343	213	533
Breeding-cows and heifers (number) .. .. .	..	397	6	420	229
Dry run cattle (number) .. .. .	..	196	225	59	66
Dry dairy stock (number) .. .. .	..	2	..	6	2
Horses (number) .. .. .	7	7	6	4	4
Wool produced (lb.) .. .. .	9,495	86,128	35,574	775	33,102
Sheep sold (number) .. .. .	909	8,328	1,922	..	501
Cattle sold (number) .. .. .	157	75	11	312	..
Cash crops (type and quantity) .. .. .	..	..	..	..	..
11. Receipts for year: Live-stock and seasonal (item 5)—					
Butterfat (£) .. .. .	1,867	..	..	3,512	..
Wool (£) .. .. .	35	4,271	670	..	1,370
Sheep—Cash sales (£) .. .. .	938	8,209	2,259	..	412
Transfers to other blocks (£) .. .. .	5,192	6,984	883	222	1,590
Cattle—Cash sales (£) .. .. .	190	926	115	1,781	..
Transfers to other blocks (£) .. .. .	..	963	758	153	1,660
Pigs (£) .. .. .	132	..	..	..	..
Crops (£) .. .. .	..	..	..	..	..
Miscellaneous (£) .. .. .	25	194	29	41	2
12. Payments for year: Live-stock and seasonal (item 5)—					
Sheep—Cash purchases (£) .. .. .	880	19,469	74	..	355
Transfers from other blocks (£) .. .. .	309	5,135	1,048	346	1,297
Cattle—Cash purchases (£) .. .. .	2,932	4,673	762	8,438	2,908
Transfers from other blocks (£) .. .. .	217	915	1,176	451	547
Farming-expenses—Materials and expenses (£) .. .. .	3,020	5,296	601	1,809	788
Labour (£) .. .. .	669	1,898	974	791	550
Miscellaneous (£) .. .. .	..	..	162	..	140
13. Labour employed (development and farming)—					
Average for year (item 5) (number) .. .. .	4	5	5	5	3

\* Payment on account only. † Apples, 7,255 cases.

‡ Oats, 189 bushels; chaff, 21 tons.

‡ Oats, 906 bushels; lupins, 120 bushels;



## BLOCKS UNDER DEVELOPMENT

Particulars.	Canterbury.				
	WAIKAKAHI.	WINGMORE (MAIN).	WINGFIELD.	Ashton Aet'ion.	Broadfields.
1. Date of acquisition of Crown land set apart .. .. .	22/8/40	27/11/44 24/3/45	20/3/45	2/9/31 14/1/41	8/10/40
2. Total area (acres) .. .. .	766	2,832	1,500	1,253	624
3. Area not suitable for development (acres) .. .. .	20	..	..	..	..
4. Area alienated for settlement, reserves, &c. (acres) .. .. .	..	..	..	..	264
5. Balance under development (acres) .. .. .	746	2,832	1,500	1,253	360
6. Condition of area under development (item 5)—					
Undeveloped (acres) .. .. .	51	874	935	178	62
Permanent grass (acres) .. .. .	496	835	125	681	169
Temporary grass (acres) .. .. .	..	45	..	..	20
Crops (acres) .. .. .	136	816	422	294	61
Cultivated, but not in grass or crops (acres) .. .. .	12	55	18	190	43
Plantations (acres) .. .. .	..	..	..	..	5
Water-supplies : area reticulated (acres) .. .. .	1,648	3,210	1,414	2,315	1,327
Fencing (chains) .. .. .	328	..	..	..	..
Drains (chains) .. .. .	2	4	1	3	1
Dwellings (number) .. .. .	1	1	..	..	..
Wool-sheds (number) .. .. .	1	..	..	..	..
Cow-sheds (number) .. .. .	4	8	1	4	6
Other farm buildings (number) .. .. .	12	7	..	1	..
Bridges (number) .. .. .	..	..	..	..	..
Roads and farm tracks (chains) .. .. .	..	..	..	..	..
7. Capital expenditure to date on land (item 2)—					
Land acquired, including Crown land set apart—					
Unimproved (£) .. .. .	14,440	18,235	14,456	9,089	5,190
Improvements (£) .. .. .	1,299	6,014	1,580	1,541	1,115
Materials and expenses (£) .. .. .	3,495	4,801	668	3,222	2,141
Labour (gross) (£) .. .. .	1,284	1,435	..	2,863	1,400
Total expenditure (gross) (£) .. .. .	20,518	30,485	16,704	16,815	9,846
Less subsidies on labour (£) .. .. .	..	..	..	2,489	640
Net expenditure (£) .. .. .	20,518	30,485	16,704	14,326	9,206
8. Capital charges on alienated land (item 4) (£) .. .. .	..	..	..	..	4,750
9. Dairying on area under development (item 5)—					
Area occupied (acres) .. .. .	..	..	..	..	..
Herds (number) .. .. .	..	..	..	..	..
Cows milked (number) .. .. .	..	..	..	..	..
Dry cows (number) .. .. .	..	..	..	..	..
Breeding-sows (number) .. .. .	..	..	..	..	..
Butterfat sold (lb.) .. .. .	..	..	..	..	..
10. Other farming on area under development (item 5)—					
Breeding-ewes (number) .. .. .	1,234	2,393	1,587	628	268
Dry sheep (number) .. .. .	1,247	545	283	771	214
Breeding-cows and heifers (number) .. .. .	26	13	5	3	1
Dry run cattle (number) .. .. .	89	2	4	3	2
Dry dairy stock (number) .. .. .	2	..	..	..	..
Horses (number) .. .. .	5	2	1	1	1
Wool produced (lb.) .. .. .	18,981	21,341	11,582	30,340	3,111
Sheep sold (number) .. .. .	1,127	2,826	334	2,485	831
Cattle sold (number) .. .. .	120	1	..	6	4
Cash crops (type and quantity) .. .. .	‡	§	..	¶	**
11. Receipts for year : Live-stock and seasonal (item 5)—					
Butterfat (£) .. .. .	833	1,130	624	1,865	253
Wool (£) .. .. .	917	3,170	561	3,307	1,471
Sheep—Cash sales (£) .. .. .	1,116	12	..	561	..
Transfers to other blocks (£) .. .. .	1,838	..	..	..	29
Cattle—Cash sales (£) .. .. .	159	..	..	21	9
Transfers to other blocks (£) .. .. .	..	..	..	..	..
Pigs (£) .. .. .	724	140	143	877	1,636
Crops (£) .. .. .	222	278	43	143	73
Miscellaneous (£) .. .. .	..	..	..	..	..
12. Payments for year : Live-stock and seasonal (item 5)—					
Sheep—Cash purchases (£) .. .. .	43	1,634	1,557	111	439
Transfers from other blocks (£) .. .. .	557	1,555	580	856	266
Cattle—Cash purchases (£) .. .. .	630	68	11	..	..
Transfers from other blocks (£) .. .. .	536	36	30	..	..
Farming-expenses—Materials and expenses (£) .. .. .	1,856	2,815	1,156	1,205	679
Labour (£) .. .. .	1,769	1,399	573	1,038	590
Miscellaneous (£) .. .. .	..	..	..	..	..
13. Labour employed (development and farming)—					
Average for year (item 5) (number) .. .. .	4	6	2	4	1

\* An area of 1,404 acres purchased from Mr. T. Gordon on 10th April, 1945, and added to Awamangu Block previously granted were deleted during the year. † Wheat, 1,259 bushels; chaff, 6 tons; potatoes, 22 tons.  
 ‡ Wheat, 1,455 bushels; oats, 835 bushels; chaff, 24 tons; rape, 163 lb.; rye-grass, &c., 2,015 lb.; hay, 8 tons.  
 †† Wheat, 866 bushels; oats, 1,124 bushels; hay, 7½ tons. ††† Oats, 16 bushels; chaff, 10 tons; hay, bushels wheat.

(SMALL-FARMS ACT, 1932-33)—continued

Lauiston.	Tripp.	Otago.					Southland.				
		Arclef.	AWAMANGU.*	ISLAND CLIFF.	Papanuil.	TAIPO HILL.	SPUR HEAD.	ANDERSON.	MENZIES FERRY.	WAIMOMU.	
2/9/40	20/5/40	1941	7/9/44	24/3/44	1934	1/3/44	31/3/41	15/4/42	14/6/44	10/11/44	
329	665	4,807	2,945	2,504	1,082	468	2,223	600	250	664	..
..	38	1,832	862	300	121	25	..	..	..	10	..
329	627	2,975	2,083	2,204	810	443	2,223	600	250	654	..
18	83	1,517	1,188	1,504	54	245	1,120	..	..	6	..
208	283	1,072	494	457	741	78	491	475	182	574	..
14	..	..	..	..	..	..	178	22	..	..	..
43	170	362	396	153	15	60	424	99	68	64	..
34	80	18	..	50	..	58	..	..	..	..	..
12	11	6	5	40	..	2	..	4	..	..	..
637	1,070	4,400	1,402	2,350	2,086	407	2,087	892	558	935	..
..	247	25	..	..	..	..	816	768	..	243	..
..	3	..	5	5	4	1	..	..	..	2	..
..	1	..	..	1	1	..	..	..	..	1	..
..	1	..	..	3	4	..	3	1	..	1	..
..	4	..	..	8	8	2	9	3	2	4	..
..	1	..	..	..	..	..	7	..	..	3	..
..	..	200	110	220	75	5	58	46	24	10	..
4,250	4,573	14,088	20,879	23,251	9,719	7,511	6,980	..	4,332	1,915	..
575	1,037	5,189	8,904	4,709	3,845	920	6,825	..	3,691	5,060	..
1,352	2,381	9,367	5,669	2,582	7,436	2,245	14,268	5,135	2,226	2,655	..
528	3,582	1,151	210	717	5,208	269	2,359	978	344	70	..
6,705	11,573	29,705	35,662	31,259	26,208	10,945	30,432	6,113	10,593	9,700	..
329	1,588	725	..	..	4,023	..	†	†	..	..	..
6,376	9,985	29,070	35,662	31,259	22,185	10,945	30,432	6,113	10,593	9,700	..
..	..	..	..	..	2,840	..	..	..	..	..	..
..	..	..	..	..	..	..	..	..	..	..	..
..	..	..	..	..	..	..	..	..	80	..	..
..	..	..	..	..	..	..	..	..	..	..	..
..	..	..	..	..	..	..	..	..	14,501	..	..
306	733	2,831	3,276	2,100	1,484	540	2,396	1,729	415	1,484	..
101	796	2,430	2,326	..	1,280	..	..	..	..	..	..
6	8	1	..	6	45	13	1	1	..	10	..
3	22	34	136	73	1	..	97	3	..	32	..
..	..	31	8	..	1	..	1	1	..	3	..
1	7	6	5	3	6	2	5	3	4	1	..
4,405	8,013	..	..	..	..	..	29,874	22,151	4,403	16,013	..
1,210	528	2,004	733	2,619	1,504	761	984	974	392	1,069	..
4	3	76	6	162	147	82	232	..	59	1	..
††	††	..	..	..	..	..	§§		¶¶	***	..
..	..	..	..	..	..	..	..	..	1,366	..	..
297	457	935	1,126	1,567	706	233	1,143	1,336	254	1,591	..
1,624	641	3,692	728	3,513	1,084	1,172	1,603	1,328	492	1,431	..
..	..	523	118	24	..	50	..	..	177	..	..
..	..	1,032	16	2,457	2,225	1,327	4,313	..	154	8	..
28	25	925	488	..	1,287	620	81	..	..	..	..
549	94	..	..	..	..	..	297	873	284	166	..
60	29	1,399	605	74	94	731	172	12	62	44	..
340	25	2,483	2,675	664	..	42	24	116	188	113	..
247	..	336	143	..	..	380	177	..	..	..	..
40	14	329	558	839	3,376	279	2,130	10	11	18	..
..	94	949	14	1,308	..	1,119	..	..	36	..	..
468	527	3,120	1,703	1,366	799	1,293	2,359	1,343	704	655	..
579	968	1,081	887	1,038	816	365	1,499	813	679	573	..
..	..	..	..	..	3	..	105	77	43	27	..
1	3	6	4	4	3	2	6	2	3	2	..

has been included in figures as it is not possible to separate the receipts and payments. † Subsidies  
 § Oats, 139½ bushels; lupins, 1 bushel; rye-grass, 13,174 lb.; hay, 1 ton. || Wheat, 406 bushels.  
 \*\* Wheat, 529 bushels; oats, 558½ bushels; rye-grass, &c., 4,201 lb.; hay, 55 tons; potatoes, 8 tons.  
 7 tons. §§ 10 tons linseed. ||| 1,500 bushels wheat. ¶¶ 2,603 bushels oats. \*\*\* 870

### ADVANCES MADE TO CROWN TENANTS FOR THE DEVELOPMENT AND STOCKING OF HOLDINGS

Amounts advanced for the year ended 31st March, 1946 :—

Improvements	..	..	..	..	..	£2,707
Stock	..	..	..	..	..	£707
Number of advances made	..	..	..	..	..	26

### DISCHARGED SOLDIERS SETTLEMENT ACT, 1915

The following particulars are supplied pursuant to section 14 of the Discharged Soldiers Settlement Act, 1915 :—

#### TOTAL AREA PROCLAIMED SINCE INCEPTION OF THE SCHEME

Class of Land.					Area (Acres).
Ordinary Crown land	..	..	..	..	1,048,434
Land-for-settlements land	..	..	..	..	405,976
Cheviot Estate land	..	..	..	..	3,356
					1,457,766

Proclamations have been issued revoking the setting apart of 257,936 acres of Crown land and 108,419 acres of land-for-settlements land.

From the inception of the soldier-settlement scheme in 1915 the total applications received number 15,181 and the allotments made number 4,112, covering a total area of 1,446,164 acres.

The Discharged Soldiers Settlement Account was abolished by section 6 of the Finance Act, 1937.

### STAFF

Several officers retired during the year. These included Mr. K. M. Graham, Commissioner of Crown Lands, Auckland, after thirty-seven years' service, and Mr. J. A. McIver, Chief Clerk and Receiver of Land Revenue, Invercargill, after a like record of service. Both of these gentlemen had given excellent service, and it is with pleasure that this is acknowledged, and I wish them well in their retirement. It is with regret that I record the deaths of Mr. D. E. Goldsmith, Chief Clerk and Receiver of Land Revenue at Blenheim, after thirty-eight years' service, and Mr. E. Pfankuch, of the draughting staff, of Christchurch, after thirty-five years' service. Both these officers had been valued members of the staff.

The staff position improved somewhat during the year, owing to the return of a number of officers from the Forces.



## EXPENDITURE

## SUMMARY OF EXPENDITURE APPROVED DURING THE YEAR ENDED 31ST MARCH, 1946

Name of Vote or Account.	Amount voted.	Gross Expenditure for Year ended 31st March, 1946.	Gross Expenditure for Year ended 31st March, 1945.
<i>Voted Expenditure</i>			
Vote "Lands and Survey"—	£	£	£
Subdivision I .. .. .	501,655	512,822	402,875
Subdivision II .. .. .	100,751	79,167	67,263
Subdivision III .. .. .	63,330	10,895	4,348
Total, vote "Lands and Survey" .. .. .	665,736	602,884	474,486
Vote "Land for Settlements" .. .. .	169,245	47,850	183,332
Vote "Small Farms Development" .. .. .	3,628,700	3,168,722	1,389,821
Total, voted expenditure .. .. .	4,463,681	3,819,456	2,047,639
<i>Other Expenditure</i>			
Land for Settlements Account: Expenditure from capital proceeds of sales of Crown lands	..	176,604*	4,276
Refunds of revenue, Deposits Account expenditure, and miscellaneous expenditure	..	71,937	65,154
	..	4,067,997	2,117,069

\* Includes value of Crown lands transferred to Small Farms Account, £87,111, and interest on proceeds of sales of Crown lands under section 13 of the Land Laws Amendment Act, 1926, £69,770.

*Approximate Cost of Paper.*—Preparation, not given; printing (780 copies), £120

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