

1911.
NEW ZEALAND.

THE LAND FOR SETTLEMENTS ACT, 1908

(REPORT ON).

Presented to both Houses of the General Assembly in compliance with Section 85 of the Land for Settlements Act, 1908.

The LAND PURCHASE INSPECTOR to the Right Hon. Sir J. G. WARD, Bart., Minister of Lands.

Land for Settlements.

SIR, —

Wellington, 1st July, 1911.

I have the honour to submit the report of the Department for the year ending 31st March, 1911.

During the period there were eighty-one properties (containing 350,708 acres) offered, of which fourteen (containing 14,399 acres) were purchased, and nearly all have been taken delivery of and settled.

The actual expenditure was £158,796, making a total of £5,566,588 since the Act came into operation in 1892, for the purchase of estates containing 1,252,495 acres.

By far the largest number of the properties offered were from Canterbury, and, although at prices considered high, still not so excessive as those demanded further north. The Board, however, did not feel justified in recommending any great area for purchase, as the margin between the purchasing and letting value was not considered sufficient to warrant the State accepting the responsibility of placing settlers upon the land.

One important transaction the Board was pleased to conclude was the exchange of some 2,500 acres of freehold lands belonging to the trustees of the late Mr. J. B. Acland, Mount Peel Station, Canterbury, for Crown lands adjoining the balance of their freehold. These freeholds were early selections, and "gridironed" through the Crown leaseholds; therefore it was very important they should be secured. In addition, the trustees are to surrender in February next some 50,000 acres of Crown lands of which they hold the lease until 1917, and for which they are to receive valuation for improvements in the shape of Crown lands and an extended lease for twenty-one years of some 35,100 acres, the greater proportion of which is summer country only. The area surrendered with freeholds will provide a considerable number of excellent small runs.

Since the close of the year the Waihao Downs property, renamed the "Douglas" Settlement, has been satisfactorily disposed of.

The purchase of the Sherwood Downs Estate, near Fairlie, and the Conical Hills Estate, near Tapanui, has also been concluded. The former consists of 11,842 acres of freehold, nearly all agricultural, and the lease of 45,000 acres of Crown lands adjoining. The latter contains 10,518 acres, the largest proportion being good agricultural land. Delivery of both properties will be in February and March next. These estates will provide room for a considerable number of settlers, and should be largely competed for.

It is evident that there is an unsatisfied demand for land, and every endeavour is being made to meet such; but at the same time the interests of the Dominion, as well as of the settlers, have to be considered.

The following table shows the position of the Land for Settlements Account for the year:—

<i>Dr.</i>	£	s.	d.	<i>Cr.</i>	£	s.	d.
Cash and instalments, 31st March, 1910	202,497	7	2	Purchase-money	158,796	8	9
New Zealand State-guaranteed Advances Office, in terms of section 5 of New Zealand State-guaranteed Advances Act, 1909	33,000	0	0	Charges and expenses:—			
Receipts under Land Act, section 177	11,543	16	11	Debentures	33	17	0
Receipts under Land Act, section 191	1,955	13	8	Individual estates	16,720	1	0
Rents	271,199	7	7	Incidental expenses	8,869	8	10
Net profits on sale of securities	482	3	11	Interest			25,623 6 10
Credits	361	18	7	Sinking fund			224,143 10 0
				Balance, 31st March, 1911			59,079 7 7
							53,397 14 8
	<u>£521,040</u>	<u>7</u>	<u>10</u>				<u>£521,040 7 10</u>

Land Settlement Finance Act.

The operations under the Land Settlement Finance Act may be considered as highly satisfactory. The Act has really only been in existence for a year, and already eleven associations have been incorporated, with a membership of sixty-eight members and an area of 9,153 acres, valued at £132,802.

There are nine other associations under consideration. Some ten have been declined for various reasons—a few on account of their unsuitability, but the largest number owing to the high value placed upon the land. There is a tendency amongst members to enter into the agreement without first making themselves thoroughly conversant with its provisions. Probably the desire to get a piece of land without any great immediate outlay has something to do with this. Notwithstanding an agreement, the Board has in nearly every instance secured a material reduction on the price agreed upon, and at the same time arranged for a more equal apportionment of the purchase-money and a better division of the area.

The amendments passed last session have simplified the preliminary proceedings, but there are still several defects in the Act which should be remedied.

The Board finds that the intention of the Act as regards residence is not in all cases being complied with. To effectually meet this, and at the same time to insure the expenditure of a reasonable amount on buildings, it is recommended that a deposit not exceeding 10 per cent. of the purchase-money should be deposited at the time of application, and, upon the certificate of the Commissioner of Crown Lands for the district that buildings to a like amount have been erected, such sum or part thereof shall be refunded as payment towards the cost of such buildings, any surplus to go towards reduction of purchase-money.

It is pleasing to say that the *personnel* of the members of the associations is, in the opinion of the Board, highly satisfactory, and that they are likely to do full justice to their allotments.

Judging from the number of inquiries for information, the provisions of the Act are becoming better known. Therefore, as time goes on, it is anticipated that large areas will be successfully settled under this Act.

Appended are explanatory tables.

I have, &c.,

JOHN D. RITCHIE.

The Right Hon. Sir J. G. Ward, Bart., Minister of Lands.

LAND FOR SETTLEMENTS.

TABLE A.—RETURN OF LANDS PURCHASED FROM 1ST APRIL, 1910, TO 31ST MARCH, 1911.

Name of Owner.	Name of Estate.	Locality.	Quality of Land.	Price per Acre.	Mode of Acquisition.	Name of Settlement.	Area taken Possession of during Year, and Amount paid.		Area approximately taken yet taken Possession of.
							Area.	£	
Graham, Richard Josiah	Waitakaruru	AUCKLAND. Piako	..	£ s. d. 3 2 6	By agreement	Waitakaruru	Acres 2,087	£ 6,522	Acres. ..
Gibson and Judd	Ngatapa	HAWKE'S BAY. Gisborne	..	..	..	Ngatapa	..	43*	..
Crown lands..	Northbank	MARLBOROUGH. Adjoining North- bank Settlement	..	0 8 0	..	Northbank	1,385	554	..
McCully, William	Clandeboye	CANTERBURY. Near Temuka	..	25 0 0	..	Clandeboye	573	14,476	..
Amyes and Leslie	Hornby	Near Temuka	..	48 0 0	..	Hornby	75	3,695	..
Palmer, J. G. F.	Ruapuna	Near Ashburton	..	9 0 0	..	Ruapuna No. 2	4,425	39,822	..
Corrigan, M. J.	Makikihi	Makikihi	..	10 17 6	..	Kohika No. 2	588	6,337	..
Kolleston, E. M.	Clandeboye	Near Temuka	..	20 0 0	..	Clandeboye No. 2	410	8,193	..
Martin, A., jun.	Washdyke	Near Washdyke	..	30 0 0	..	Meadows	454	13,652	..
Bailey, J.	Templeton	Templeton	..	22 0 0	..	Drayton	970	21,296	..
Ruddenklau, F. W.	Stoke	Near Rangiora	..	18 10 0	..	Stoke	980	18,137	..
Allan, A.	Stony Creek	Near Waimate	..	11 0 0	..	Allanholm	2,195	24,150	..
Richards, E...	Waibao Downs	Waibao Downs	..	19 2 6	..	Douglas	..	..	3,300
Tripp Bros. . .	Orari Gorge	Geraldine	..	4 5 0	..	Tripp	3†	12	..
							10,673	149,880	
Palmer, John	Rugged Ridges	OTAGO. Otematakau Survey District	Homestead-site	..	..	Rugged Ridges	220	880	..
Turnbull, R. M.	Spottis Creek	Cardrona Survey District	..	..	..	Spottis Creek	..	..	31‡
Cameron, Hugh	Aviemore	Near Kurow	..	..	..	Aviemore	30	950	..
							250	1,880	
Thomas's Trustees	Ermedale	SOUTHLAND. Fairfax	..	4 5 0	..	Ermedale	4†	17	..
							14,399	158,796	3,331

† For land for road.

‡ Additional area.

‡ And improvements.

TABLE B.—SUMMARY OF ALL LANDS CONSIDERED BY THE GOVERNMENT UNDER THE LAND FOR SETTLEMENTS ACT, 1908, FROM 1ST APRIL, 1910, TO 31ST MARCH, 1911.

Land District.	Number.	Area of Estates offered. Acres.
Auckland	4	28,197
Hawke's Bay	3	2,728
Taranaki	4	12,580
Wellington	7	6,939
Marlborough	9	198,215
Nelson	...	...
Westland	1	1,235
Canterbury	42	77,773
Otago	10	21,103
Southland	1	1,938
Totals	81	350,708

TABLE C.—ESTATES ACQUIRED SINCE 31ST MARCH, 1911.

Name.	Locality.	Area.	Price.	Possession.
Sherwood Downs	Near Fairlie, Canterbury	11,842	£70,000*	March, 1912.
Conical Hills	Waipahi, Otago	10,518	£4 per acre	" "

* Including leasehold.

TABLE D.—SUMMARY OF ESTATES ACQUIRED UP TO 31ST MARCH, 1911.

Land District.	Number.	Area.	Purchase-money.	Incidental Expenses, Improvements, Roads, &c.
		Acres.	£	£
Auckland	28	279,198	455,675	85,886
Hawke's Bay	26	193,415	1,205,674	88,835
Taranaki	4	4,609	79,363	6,103
Wellington	26	60,824	473,999	64,182
Marlborough	9	116,364	355,017	46,544
Nelson	2	24,347	29,975	2,851
Westland	2	5,125	8,343	2,915
Canterbury	73	307,755	1,775,867	81,420
Otago	32	203,936	969,288	89,110
Southland	7	56,922	213,387	20,000
Totals	200	1,252,495	5,566,588	487,846

TABLE E.—LAND-SETTLEMENT FINANCE ASSOCIATIONS INCORPORATED AT 31ST MARCH, 1911.

Association.	Locality.	Name of Owner.	Area.	Purchase-money.	Number of Members.	Area of Allotments.
	AUCKLAND.		Acres.	£		Acres.
Eureka	Eureka	G. Howie	824	15,870	5	100, 188, 200, 185, 151.
Tainui	Matangi	W. Ranstead	466	6,520	5	112, 50, 50, 82, 172.
Komata South	Komata South	Hubbards and Hubbards's executors	658	9,990	5	176, 158, 89, 104, 131.
Hikutaiia	Hikutaiia	G. Alley	839	7,663	8	180, 180, 129, 110, 145, 95.
Melrose	Te Aroha	G. W. Mace	858	6,466	5	169, 169, 176, 176, 168.
Martha	Hinuera	McGuire and Miller	1,938	11,628	11	193, 193, 184, 184, 184, 200, 200, 100, 100, 200, 200.
			5,583	58,137	39	
	HAWKE'S BAY.					
Korokipo	Korokipo	J. E. Lane	670	16,630	7	64, 102, 79, 162, 101, 112, 50.
	WELLINGTON.					
Nikau Grange	Ashurst	Messrs. Fraser	672	18,830	6	130, 141, 145, 133, 123.
Moorfield	Kimbolton	E. H. Crabbe	807	16,948	5	150, 184, 191, 150, 132.
			1,479	35,778	11	
	CANTERBURY.					
Brookland	Winchester	R. Brookland	400	9,621	5	53, 68, 93, 65, 121.
Waitohi Downs	Temuka	D. Shaw, jun.	1,021	12,636	6	178, 197, 200, 223, 223.
			1,421	22,257	11	
			9,153	132,802	68	

TABLE F.—LAND-SETTLEMENT FINANCE ASSOCIATIONS UNDER NEGOTIATION.

Association.	Members.	Date of Agreement.	Name and Address of Vendor.	Area.	Purchase-money.
<i>At 31st March, 1911.</i>					
AUCKLAND.					
Waipa*	5	1/3/11	McGovern, F., Te Awamutu ..	660	10,573
Mimosa Downs*	7	16/2/11	Hutchinson, C. Q., Walton ..	1,009	8,576
Walton*	8	16/2/11	Butler, R., Walton ..	1,200	13,145
Glengariff*	8	24/1/11	Greenslade, Mrs., Ohaupo ..	1,070	15,198
Dunlop*	5	4/3/11	Sturges, W. N., Kaipaki ..	450	5,965
				4,389	53,757
WELLINGTON.					
Sylvester's	7	..	Sylvester, —, Te Horo ..	1,100	27,500
CANTERBURY.					
Melville Downs*	7	13/3/11	Black, William, Fairlie ..	1,024	12,288
Gleniffer*	5	18/3/11	Macaulay, A., and Mrs. Dick ..	850	10,205
				1,874	22,493
SOUTHLAND.					
Merrivale No. 1*	9	18/2/11	Ellis, J. C., Merrivale ..	2,353	17,039
	61			9,716	120,789
<i>At 30th June, 1911.</i>					
AUCKLAND.					
Waitangi	5	27/4/11	Sinclair, W. F., Waiuku ..	993	9,967
Pukekawa	6	4/6/11	Morrison, R. E., Pukekawa ..	696	5,220
CANTERBURY.					
Chastleton*	5	25/5/11	Harris, Edward, Pleasant Valley ..	1,530	10,901
SOUTHLAND.					
Merrivale No. 2*	7	..	Ellis, J. C., Merrivale ..	1,891	14,200
	23			5,110	40,288

* Since approved.

TABLE G.—LAND-SETTLEMENT FINANCE ASSOCIATIONS DECLINED AT 31ST MARCH, 1911.

Association.	Members.	Date of Agreement.	Name and Address of Vendor.	Area.	Declined.
AUCKLAND.					
Pemberton	5	11/8/11	French, F., Eureka ..	570	6/9/10
Elstow	5	5/10/10	McCrea, J. A., Te Aroha ..	403	17/12/10
McNicol	5	22/11/10	McNicol's Trustees, Hamilton ..	660	28/3/11
Grand Junction	5	26/11/10	Mackenzie, A., Waihou ..	528	21/12/10
Shaftesbury	5	30/11/10	Johnstone, J., Shaftesbury ..	417	21/12/10
Lynds	5	24/1/11	Bridgeman, J. ..	587	20/3/11
Orakau	6	30/1/11	Hutchinson, J., Kihikihi ..	613	28/3/11
Mapps	5	7/3/11	Mapp, F. H. and W. ..	720	28/3/11
Hastie's (Hauraki Gulf) .. .. .	..	..	Hastie, —, Manaia ..	8,500	28/3/11
				12,998	
CANTERBURY.					
Long Bay	16	5/10/10	Narbey, Francois, Akaroa ..	3,165	1/12/10
				16,163	

Approximate Cost of Paper.—Preparation, not given; printing (1,700 copies), £5 15s.

By Authority: JOHN MACKAY, Government Printer, Wellington.—1911.

Price 6d.]

