

1913.
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 MINISTER OF LANDS.

Wellington, 23rd July, 1913.

SIR,—

I have the honour to submit the report of the Department for the year ending 31st March, 1913.

LAND FOR SETTLEMENTS.

The number of properties considered during the year was 208, containing an area of 661,211 acres; a considerable proportion being either unsuitable for subdivision, or offered at a price quite beyond their value for settlement purposes.

The area purchased and taken possession of was 52,099 acres freehold, together with about 60,000 leasehold. Two other properties acquired, containing 4,285 acres, have since been disposed of. The actual expenditure was £428,044, making a total of £6,376,155 for 1,349,040 acres.

The estates opened for selection were, with few exceptions, all taken up, but, as stated in the last report, the demand is mainly for grazing country where little or no labour is required.

Further purchases to the extent of 127,592 acres, valued at £462,183, have been completed, and will be dealt with before the end of the financial year.

The area of lands suitable to meet the wants of applicants—*i.e.*, grazing-areas—is becoming more and more circumscribed, and so long as the demand is in this direction such lands will continue to increase in value. Any land suitable for dairying is being held for very high prices.

LAND SETTLEMENT FINANCE ACT.

During the year there were incorporated ten associations, with a membership of eighty-seven, and an area of 11,354 acres, valued at £185,899. The total number of associations incorporated up to the 31st March last is thirty-four, with a membership of 239, and an area of 35,050 acres, valued at £462,094.

Generally speaking, the initial difficulties in connection with such undertakings have been well surmounted. In a few instances some trouble has been experienced, but with the exercise of a little patience matters should right themselves.

The difficulty of arranging finance, and the troubles incidental to the formation of associations under the present Act, are seriously hindering operations. It is hoped that the proposed new Bill will be placed upon the statute-book this session.

Appended are explanatory tables.

I have, &c.

The Hon. W. F. Massey, Minister of Lands.

JOHN D. RITCHIE.

TABLE A.—SUMMARY OF ALL LANDS CONSIDERED BY THE GOVERNMENT UNDER THE LAND FOR SETTLEMENTS ACT, 1908, FROM 1ST APRIL, 1912, TO 31ST MARCH, 1913.

Land District.	Number.	Area of Estates offered.
		Acres.
Auckland	26	143,323
Hawke's Bay	39	152,736
Taranaki	6	8,238
Wellington	20	42,805
Marlborough	2	81,481
Nelson	3	6,424
Westland .. .. .	...	...
Canterbury	68	77,742
Otago	20	44,966
Southland	24	103,496
Totals	208	661,211

TABLE B.—SUMMARY OF ESTATES ACQUIRED UP TO 31ST MARCH, 1913.

Land District.	Number.	Area.	Purchase-money.	Incidental Expenses, Improvements, Roads, &c.
		Acres.	£	£
Auckland	28	279,198	455,675	87,888
Hawke's Bay	31	219,963	1,359,697	95,853
Taranaki	4	4,609	79,363	6,160
Wellington	26	60,824	473,999	66,308
Marlborough	9	116,364	355,017	47,709
Nelson	2	24,347	29,975	3,152
Westland	2	5,125	8,343	2,921
Canterbury	96	363,607	2,324,316	94,012
Otago	36	218,081	1,076,343	94,605
Southland	7	56,922	213,387	21,898
Totals	241	1,349,040	6,376,115	520,501

TABLE C.—POSITION OF THE LAND FOR SETTLEMENTS ACCOUNT FOR THE YEAR ENDING 31ST MARCH, 1913.

Dr.	£	s.	d.	Cr.	£	s.	d.
Cash and instalments	66,039	13	0	Purchase-money	428,044	10	8
Amounts received from New Zealand State-guaranteed Advances Office—				Charges and expenses—			
In terms of section 89 of New Zealand State-guaranteed Advances Act, 1909	399,497	0	0	In connection with estates purchased..	16,369	6	10
Part proceeds of loan for redemption of debentures matured 1st April, 1912	155,000	0	0	On debentures	10,551	16	5
Debentures issued	44,000	0	0	Other expenses	10,061	16	11
Debentures matured, redeemed and renewed	1,244,966	0	0	Debentures redeemed and renewed ..	1,413,166	0	0
Receipts under Land Act, section 177 ..	13,207	18	7	Interest	243,625	4	3
Receipts under Land Act, section 191 ..	832	12	6	Sinking fund	66,856	11	7
Rents	309,192	17	2	Balance	47,672	0	4
Recoveries	3,611	5	9				
	<u>£2,236,347</u>	<u>7</u>	<u>0</u>		<u>£2,236,347</u>	<u>7</u>	<u>0</u>

TABLE D.—POSITION OF THE LAND FOR SETTLEMENTS ACCOUNT AT 31ST MARCH, 1913.

Dr.	£	Cr.	£
Loans current	6,751,909	Purchase-money	6,376,116
Rents, &c., received	2,880,489	Incidental expenses	574,859
Receipts under Land Act, section 191 ..	7,073	Interest	2,240,062
Receipts under Land Act, section 177 ..	59,700	Sinking fund	410,462
		Balance	47,672
	<u>£9,649,171</u>		<u>£9,649,171</u>

TABLE E.—RETURN OF LANDS PURCHASED FROM 1ST APRIL, 1912, TO 31ST MARCH, 1913.

Name of Owner.	Name of Estate.	Locality.	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.	£ s. d.	
Bee, G.	Tariki	TARANAKI.	£ 4 10 0	By agreement	Tariki	..	..	Acres. 747
Trustees Arihi te Nahu	..	HAWKE'S BAY.	..	..	..	..	..	..
Lethbridge, J. P.	Sherenden	Hastings	7 10 0	"	Mahora	8,337 2 0	15 0 0*	..
Hoadley, H. V.	Tuanui	Near Hastings	7 10 0	"	Sherenden	2,000 0 0	62,531 5 0	..
Peacock, W. M. H. McRae	Waihau	"	5 5 0	"	Waihau	6,162 2 0	15,000 0 0	..
Hartree, H. and H. A.	Ngaroto	Near Napier	4 7 6	"	..	9,228 0 0	32,353 2 6	..
Mills, William	Rautamati (part)	"	4 15 0	"	..	820 0 24	40,372 10 0	..
Less adjustments, rates, &c.	..	..	..	..	..	26,548 0 24	3,895 14 3	..
Wright, William	Aylesbury	CANTERBURY.	16 0 0	"	Aylesbury	1,002 2 11	153,935 0 5	..
Stucholme, E. C. and E. M. L.	Te Waimate	..	16 2 6	"	Waimate	1,667 1 25	16,041 2 0	..
Irwin, J.	Rakala	..	14 0 0	"	Avenel Extension	521 0 0	26,886 19 4	..
Lowe, W. T.	"	..	13 10 0	"	..	1,327 1 16	7,294 0 0	..
Sealey, T.	Bourndale	..	13 12 6	"	Bourndale	1,575 3 0	18,141 2 10	..
Crown lands added	Claremont	..	13 0 0	"	Claremont	49 3 20	21,469 11 10	..
Rosendale, H. T.	..	..	12 15 0	"	..	2,336 2 20	399 0 0	..
Scott, W.	Near Timaru	..	12 5 0	"	..	1,089 2 0	30,376 2 6	..
Patterson, J.	Near Southburn	..	11 5 0	"	..	612 3 0	13,891 2 6	..
Lavers, W. J. and E. B., and Blair, D. J.	..	..	..	"	..	459 1 20	7,506 3 9	..
Jones, E.	Mount Nissing	..	5 10 0	"	Mount Nissing	5,985 1 20	5,167 19 4	..
Hamilton, W. F.	Ashwick Flat	..	6 0 0	"	Ashwick	5,620 0 19	43,000 0 0†	..
Simmons, W. H.	Strathmore	..	6 0 0	"	Strathmore	1,401 1 24	30,910 13 0†	..
Leadley, G.	Valverde	..	12 0 0	"	Valverde	..	8,408 8 0	..
Less adjustments, rates, &c.	..	..	..	..	..	23,649 0 15	13,687 6 0§	..
Telford, T.	Otanomomo	OTAGO.	17 0 0	"	Otanomomo	1,818 2 31	243,179 11 1	..
Crown lands added	..	Near Balclutha	..	"	Conical Hills	83 0 0	137 16 8	..
..	..	Pomahaka	..	"	..	..	243,041 14 5	..
..	..	..	..	"	..	..	30,917 15 10	..
..	..	..	..	"	..	..	150 0 0	..
Cameron, D., and McAuley, J.	Maori Hill	SOUTHLAND.	7 5 0	"	Maori Hill	1,901 2 31	31,067 15 10	3,538
..	..	Tuatapere	..	"	..	..	428,044 10 8	4,285

* For land for drainage.

† Including goodwill of 29,000 acres leasehold.

‡ Including goodwill of 80,000 acres leasehold.

§ Balance purchase-money.

TABLE F.—ESTATES ACQUIRED SINCE 31ST MARCH, 1913, OR PURCHASED BEFORE AND NOT DEALT WITH.

Name.	Locality.	Area.	Price.	Possession.
		Acres.	£	
Ohauti	Tauranga, Auckland	4,856	18,212	April, 1913.
Balachraggan	Waitoa, Auckland	1,420	14,200	July, 1913.
G. Bee's	Tariki, Taranaki	747	10,838	April, 1913.
J. R. Macdonald's	Levin, Wellington	600	21,000	August, 1913.
Poroporo	Near Masterton, Wellington	3,760	30,080	February, 1914.
Brancepeth	Wairarapa	5,480	30,080	" "
Hillersden	Wairau Valley, Marlborough	78,000	165,750*	March, 1914."
Lake Run	Tophouse, Nelson	2,946	4,400†	May, 1913.
Lansdowne	Near Waimate, Canterbury	820	12,300	March, 1914.
Tara	Waihaorunga, Canterbury	3,624	31,710	" "
Hohenfeldt	Waituna, Canterbury	1,254	17,556	" "
Clare View	Herbert, Otago	758	10,233	July, 1913.
Rattray Bros.	Georgetown, Otago	663	9,290	" "
Maori Hill	Tuatapere, Southland	3,538	25,653	April, 1913.
Ardlussa	Balfour, Southland	6,450	33,862‡	March, 1914.
Waiarikiki	Mataura, Southland	4,113	18,508	" "
Knowsley Park	Mataura, Southland	4,950	19,181	" "
Fortification Hill	Waimahaka, Southland	3,613	11,290	" "
		127,592	462,183	

* Including leasehold, 80,000 acres.

† Including leasehold, 2,786 acres.

‡ Including leasehold, 6,000 acres.

TABLE G.—LAND-SETTLEMENT FINANCE ASSOCIATIONS INCORPORATED UP TO 31ST MARCH, 1913.

Association.	Locality.	Name of Owner.	Area.	Purchase-money.	Number of Members.	Area of Allotment.
	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.
Hikutaia	Hikutaia	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	1,698	10,245	10	174, 172, 184, 184, 185, 198, 200, 100, 101, 200.
Glengariff	Ohaupo	Greenslade, Mrs. ..	1,088	15,237	9	152, 185, 180, 155,* 156, 208, 102.
Dunlop	Kaipaki	Sturges, W. N. ..	450	5,967	5	110, 123, 63, 76, 78.
Waipa	Te Awamutu	McGovern, F. ..	678	11,186	5	100, 101, 138, 176, 163.
Mimosa Downs	Walton	Hutchinson, C. Q. ..	1,009	8,582	7	196, 180, 270, 170, 243.
Walton	"	Butler, R. ..	1,182	13,003	9	200, 200, 200, 205, 117, 138, 122.
Waitangi	Waiuku	Sinclair, W. F. ..	1,014	9,637	5	200, 200, 205, 205, 204.
Pukekawa	Pukekawa	Morrison, R. E. ..	690	4,840	6	150, 133, 150, 53, 204.
			11,454	125,206	84	
	HAWKE'S BAY.					
Korokipo	Korokipo	J. E. Lane	670	16,630	7	64, 102, 79, 162, 101, 112, 50.
	WELLINGTON.					
Nikau Grange	Ashhurst	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.
Melville Downs	Fairlie	Black, William	1,023	12,280	5	197, 224, 198, 208, 196.
Gleniffer	Beautiful Valley	Macaulay, A., and Mrs. Dick	852	10,277	5	160, 200, 164, 164, 164.
Wentnor	"	North, W. B. ..	1,113	12,248	5	207, 207, 206, 218, 275.
Chastleton	Pleasant Valley	Harris, E. ..	1,528	10,885	5	279, 333, 335, 276, 305.
			5,937	67,947	31	
	SOUTHLAND.					
Merrivale No. 1	Merrivale	Ellis, J. C.	2,276	16,560	11	305, 376, 293, 178, 250, 199, 169, 257, 249.
" No. 2	"	"	1,880	14,074	8	184, 157, 297, 310, 275, 315, 342.
			4,156	30,634	19	
			23,696	276,195	152	
Incorporated 1912-13			11,354	185,899	87	
			35,050	462,094	239	

TABLE H.—LAND-SETTLEMENT FINANCE ASSOCIATIONS INCORPORATED FROM 1ST APRIL, 1912, TO 31ST MARCH, 1913.

Association.	Locality.	Name of Owner.	Area.	Purchase-money.	Number of Members.	Area of Allotments.
Moana Vale ..	AUCKLAND. Roto-o-rangi ..	Paine, F. ..	Acres. 1,812	£ 13,474	11	150, 150, 141, 190, 200, 300, 262, 420.
Lansdowne Woodside] ..	Walton .. Matangi ..	Mapp, F. H. and W. Goodwin, E. G. W. and A.	773 1,294	8,506 24,583	7 11	160, 159, 118, 124, 212. 170, 130, 153, 100, 78, 101, 195, 92, 83, 141, 51.
			3,879	46,563	29	
Matamau ..	HAWKE'S BAY. Matamau ..	Lloyd, T. H. G., and Tansey, M.	1,459	24,789	12	112, 114, 127, 114, 166, 181, 188, 141, 122, 194.
Auchmore ..	WELLINGTON. Okoiā ..	McGregor, J. ..	633	14,570	7	120, 101, 100, 115, 64, 55, 78.
Glencairn Quilltown ..	Turakina .. Wanganui ..	Bruce, J. .. Whiteman, E. H. ..	1,599 329	33,567 11,587	6 8	28, 25, 61, 105, 110. 178, 52, 140, 75, 147, 143, 171.
Otauri ..	Huntermville ..	Simpson, R. K., A. G., and R. K. jun.	906	21,524	12	95, 135, 184, 199, 147, 169, 199, 186, 94, 95, 95.
			3,467	81,248	33	
Clifton Grove ..	MARLBOROUGH. Lower Wairau ..	Haywood, A. E. ..	368	15,307	5	70, 65, 38, 41, 71, 83.
Owersby ..	CANTERBURY. Fairlie ..	Dixon, R. A. ..	2,181	17,992	8	213, 248, 252, 256, 242, 284, 385, 301.
			11,354	185,899	87	

TABLE I.—LAND-SETTLEMENT FINANCE ASSOCIATIONS UNDER NEGOTIATION AT 31ST MARCH, 1913.

Association.	Members.	Date of Agreement.	Name and Address of Vendor.	Area.	Price.
AUCKLAND. Paparamu .. Ngaroto ..	5 ..	16/11/12 ..	Death, W. A. and E. A., Paparamu .. Platt, W., Ngaroto ..	Acres. 892 614	£ 10,984 11,052
HAWKE'S BAY. Blairgowrie* ..	11	1/3/13	Ross, R. B., Woodville ..	1,483	23,682
CANTERBURY. Kelman* .. Trentham* ..	6 ..	28/5/13 19/3/13	Kelman, A. W., F. B., and J. A., Low- cliffe Langridge, A. G., and Crampton, G. W.	864 1,630	13,283 15,485
OTAGO. Bruce* ..	5	18/2/13	Bruce, G., Kakanui ..	206	6,368

* Since approved.

TABLE J.—LAND-SETTLEMENT FINANCE ASSOCIATIONS DECLINED AT 31ST MARCH, 1913.

Association.	Members.	Date of Agreement.	Name and Address of Vendor.	Area.	Declined.
AUCKLAND. Otterburn .. Innisfallen ..	8 .. 9	11/6/12	Meares, T. A. and W. C., Walton .. Manuel, C., Matamata .. Hopkirk, A., Cambridge .. Slater, J., Pukekawa ..	Acres. 992 3,000 998 2,000	7/9/12 4/4/13 18/2/13 2/4/12
MARLBOROUGH. Robin Hood Bay ..	6	..	Stace, H. J. ..	871	3/6/13
OTAGO. ..	5	..	Macauley, M. A., and O'Brien, F., Maheno	376	20/3/13

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