

1916.
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 AND CHAIRMAN OF THE BOARD OF LAND PURCHASE COMMISSIONERS
to the MINISTER OF LANDS.

SIR,—

Wellington, 12th June, 1916.

I have the honour to submit the report of the Department for the year ending the 31st March, 1916.

Land for Settlements.

The number of properties considered was 150, with an area of 277,549 acres. This is an increase in number over last year, but a considerable decrease in area.

During the year 15,440 acres were purchased at a cost of £125,522. With the exception of one property still to be offered, the whole has been satisfactorily settled.

There is still a keen demand for all suitable lands. Further purchases have been made, and others are under negotiation. Values have remained fairly stationary, and a fair amount of business is being done.

The total area purchased up to the 31st March, 1916, is 1,556,018 acres, at a cost of £7,393,801.

Land Settlement Finance Act.

There was only one association formed during the year. The difficulties surrounding the formation of associations under the present Act are a great hindrance to the success of the scheme. A simpler process would give a spurt to settlement.

Appended will be found the usual tables.

JOHN D. RITCHIE, Chairman.

TABLE A.—NUMBER OF PROPERTIES CONSIDERED DURING THE YEAR ENDING 31ST MARCH, 1916.

Land District.	Number.	Area of Estates offered.
		Acres.
Auckland	51	74,278
Hawke's Bay	12	57,297
Taranaki	5	3,902
Wellington	16	33,593
Marlborough	1	242
Nelson	4	2,800
Westland
Canterbury	49	80,882
Otago	7	14,220
Southland	5	10,335
Totals	150	277,549

TABLE B.—SUMMARY OF ESTATES ACQUIRED UP TO 31ST MARCH, 1916.

Land District.	Number.	Area.	Purchase-money.	Incidental Expenses, Improvements, Roads, &c.
		Acres.	£	£
Auckland	34	291,620	543,683	95,178
Hawke's Bay	36	238,998	1,462,070	107,048
Taranaki	5	5,356	90,196	8,023
Wellington	32	71,989	545,847	75,142
Marlborough	12	208,654	604,309	54,804
Nelson	3	27,292	34,375	4,756
Westland	2	5,125	8,343	2,935
Canterbury	107	396,417	2,624,410	112,546
Otago	45	230,969	1,159,200	101,216
Southland	12	79,698	321,418	26,921
Totals	288	1,556,018	7,393,801	588,564

TABLE C.—POSITION OF THE LAND FOR SETTLEMENTS ACCOUNT FOR THE YEAR ENDING 31ST MARCH, 1916.

Dr.	£	s.	d.	Cr.	£	s.	d.
Cash and instalments	34,079	2	0	Purchase-money (less recovery, £5)	100,501	15	1
Debentures issued under Land Laws Amendment Act, 1913	60,000	0	0	Charges and expenses—			
Receipts under section 191, Land Act, 1908	860	18	3	In connection with			
Rents	331,984	3	9	estates purchased	18,548	3	2
Sales of—				Other expenses	4,770	3	10
Crown lands	181,330	19	6				
Land-for-settlements lands	151,242	15	0	Debentures redeemed and matured	23,318	7	0
Workers' dwellings on settlement lands under section 16 of the Workers' Dwellings Act, 1910	12,163	5	11	Interest paid to Consolidated Fund in respect of debentures issued	700	0	0
Interest on securities held by Investment Account	5,299	0	2	Payment of debentures under Land for Settlements Act	288,728	0	8
Recoveries, &c.	5	3	6	Advances under section 63, Land Laws Amendment Act, 1913	500	0	0
				Amount transferred to sales	45,000	0	0
				Sinking fund	2,000	0	0
				Balance	41,870	15	7
					274,346	9	9
	£776,965	8	1		£776,965	8	1

TABLE D.—POSITION OF THE LAND FOR SETTLEMENTS ACCOUNT AT 31ST MARCH, 1916.

Dr.	£	Cr.	£
Loans current	7,416,487	Purchase-money	7,393,801
Rents, &c., received	3,821,171	Incidental expenses	659,916
Sales of settlement lands	272,847	Interest	3,082,220
Sale of workers' dwellings	12,163	Sinking fund	543,180
Receipts under Land Act, section 191	7,610	Land Laws Amendment Act, section 63	130,171
Receipts under Land Act, section 177	59,700	Balance	274,346
Sale of Crown lands	484,114		
Interest on investments	9,076		
Premium on loan	117		
Four-per-cent. stock created to cover expenses of raising loan	349		
	£12,083,634		£12,083,634

TABLE E.—RETURN OF LANDS PURCHASED FROM 1ST APRIL, 1915, TO 31ST MARCH, 1916.

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.	Paid for Land, &c.	
Sinclair, W. F. Clifford, H. J. Reynolds, R.	Gorton Paparamu Trecarne	AUCKLAND. Near Cambridge Tirau Near Cambridge	£ s. d. 14 12 0 10 0 0 20 10 0	By agreement.. " .. " ..	Gorton Clifford Reynolds	Acres. 1,029 1,067 ..	£ 15,021 10,671 ..	Acres. 1,512
Add apportionments, rates, interest, and insurance						2,096	25,778	
Bayley, G. O. Less mortgage taken over, interest, and apportionments, plus cost of machinery	Otamauri	HAWKE'S BAY. Near Hastings	7 12 0	By agreement.. " ..	Otamauri	6,927	52,685 38,929	
							18,756	
Carter's Trustees	Hilliersden Bush Sections	MARLBOROUGH. Wairau Valley		By agreement..	Hilliersden (additional)	219	183	
Gillies, B. McGregor, F. L.	Kowhatu	CANTERBURY. Waihao Forks Burke's Township	5 2 6 10 0 0	By agreement.. " ..	Kowhatu Burke's Homestead	3,714	19,035	60
						3,714	19,035	
Fenwick, C. H. Hitchon, T. Sutherland, J. R. Campbell and Sons	Maraweka	OTAGO. Near Maheno Hilderthorpe Waitahuna Alexandra South	11 7 6 10 12 6 6 0 0	By agreement.. " .. " ..	Maraweka Hilderthorpe Waitahuna	1,801 683 ..	20,488 7,157 8,908*	586
Add cost of fencing Maraweka, £170; and apportionment rates, £26						2,484	36,553 196	
							36,749	
						15,440	100,501	2,158

* Payment of mortgage in connection with purchase of Riverside Estate from Messrs. Scott Bros. and Bullock.

TABLE F.—LAND-SETTLEMENT FINANCE ASSOCIATIONS INCORPORATED UP TO 31ST MARCH, 1915.

Association.	Locality.	Name of Owner.	Area.	Purchase-money.	Number of Members.	Area of Allotment.
AUCKLAND.						
Eureka	Eureka	G. Howie	Acres. 824	£ 15,870	5	Acres. 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	899	7,668	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, 184, 185, 198, 200, 100, 101, 200.
Glengariff	Ohaupo	Greenslade, Mrs. ..	1,088	15,237	9	152, 185, 130, 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, 130, 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.
Moana Vale	Roto-o-rangi	Paine, F. ..	1,812	13,474	11	150, 150, 141, 190, 200, 300, 262, 420.
Lansdowne	Walton	Mapp, F. H. and W.	773	8,506	7	160, 159, 118, 124, 212.
Woodside	Matangi	Goodwin, E. G. W. and A.	1,294	24,583	11	170, 130, 153, 100, 78, 101, 195, 62, 83, 141, 51.
Paparamu	Near Tirau	Harris, Harry ..	865	10,338	6	175, 168, 169, 199, 153.
Clarkin	Komokorau Survey District	Clarkin, John ..	623	15,000	7	77, 81, 100, 100, 95, 68, 100.
			16,821	197,107	126	
HAWKE'S BAY.						
Korokipo	Korokipo	J. E. Lane ..	670	16,630	7	64, 102, 79, 162, 101, 112, 50.
Matamau	Matamau	Lloyd, T. H. G., and Tansey, M.	1,459	24,789	12	112, 114, 127, 114, 166, 181, 188, 141, 122, 194.
Blairgowrie	Near Dannevirke	Ross, R. B. ..	1,483	23,681	9	155, 153, 153, 149, 167, 167, 195, 176, 138.
			3,612	65,100	28	
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.
Auchmore	Okia	McGregor, J. ..	633	14,570	7	120, 101, 100, 115, 64, 55, 78.
Glencairn	Turakina	Bruce, J. ..	1,599	33,567	6	28, 25, 61, 105, 110.
Quilltown	Wanganui	Whiteman, E. H. ..	329	11,587	8	178, 52, 140, 75, 147, 143, 171.
Otauri	Hunternville	Simpson, R. K., A.G., and R. K. jun.	906	21,524	12	95, 135, 184, 199, 147, 169, 199, 186, 94, 95, 95.
Lake Alice	Near Marton Junction	Meyer, J. C., jun. ..	378	10,270	7	46, 60, 141, 65, 65.
			5,324	127,296	51	
MARLBOROUGH.						
Clifton Grove	Lower Wairau	Haywood, A. E. ..	368	15,307	5	70, 65, 38, 41, 71, 83.
WESTLAND.						
Harihari	Harihari	Rasmussen, T. V. ..	586	3,223	5	117, 117, 117, 117, 117.
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.
Owersby	Fairlie	Dixon, R. A. ..	2,181	17,992	8	213, 248, 252, 256, 242, 284, 385, 301.
Kelman	Lowcliffe	Kelman, A. W., F. B., and J. A.	863	13,283	6	186, 115, 112, 100, 250, 100.
Trentham	Fairlie	Langridge, A. G., and Crampton, G. W.	1,631	15,498	7	260, 260, 217, 264, 226, 300, 104.
Eiffelton	Lowcliff	Henderson, J. E. A. and M. L.	535	14,976	7	79, 66, 79, 79, 78, 77.
Angland	Arowhenua	Quinn, D. ..	292	8,746	5	100, 48, 42, 54, 48.
			11,439	138,442	64	
OTAGO.						
Bruce	Kakanui	Bruce, G. ..	205	6,368	5	39, 40, 76, 25, 25.
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	
			42,511	583,477	303	
			374	5,048	5	
			42,885	588,525	308	

Incorporated 1915-16

TABLE G.—LAND-SETTLEMENT FINANCE ASSOCIATION INCORPORATED FROM 1ST APRIL, 1915, TO 31ST MARCH, 1916.

Association.	Locality.	Name of Owner.	Area.	Purchase-money.	Number of Members.	Area of Allotment.
Hoururangi ..	AUCKLAND. Near Te Aroha ..	Edwards, C. B. ..	Acres. 374	£ 5,048	5	Acres. 72, 71, 61, 62, 108.

TABLE H.—LAND-FOR-SETTLEMENTS ESTATES ACQUIRED SINCE 31ST MARCH, 1916, OR PURCHASED BEFORE AND NOT DEALT WITH.

Name.	Estate.	Locality.	Area.	Price.	Possession.
Reynolds, R.	Trearne	Near Cambridge, Auckland	Acres. 1,512	£ 31,006	1 June, 1916.
Kereone Company (Limited)	Pakarau	Morrinsville, Auckland	2,600	31,900	1 Sept., 1916.
McGregor, F. L.	Homestead	Burke's Township, Canterbury	60	600	30 June, 1916.
Campbell, R., and Sons (Limited)	Galloway Freeholds	Alexandra South, Otago	540	3,500	30 " 1916.
Merrivale No. 1 Association	Merrivale No. 1 Land Finance Settlement	Merrivale, Southland ..	2,276	19,061*	1 Jan., 1916.
Merrivale No. 2 Association	Merrivale No. 2 Land Finance Settlement	"	1,880	15,953*	1 " 1916.
			8,868	102,020	

* Purchased under section 41 of the Land Laws Amendment Act, 1914.

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