

SESSION II.  
1921.  
NEW ZEALAND.

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

*Laid on the Table of the House of Representatives by Leave.*

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SIR,—

Department of Lands and Survey, Wellington, 10th June, 1921.

I have the honour to submit herewith the annual report on the settlement of Crown land for the year ended 31st March, 1921.

I have, &c.,

T. N. BRODRICK, Under-Secretary.

The Hon. D. H. Guthrie, Minister of Lands.

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## REPORT.

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### CONDITIONS OF SETTLEMENT.

As is usually the case, the climatic conditions and progress of settlement varied considerably in the different parts of the Dominion, as will be seen by reference to the several reports of the Commissioners of Crown Lands, appearing in Appendix I.

Generally speaking, the past season was a good one, and the Crown tenants did well until the fall in the prices of produce affected those who depended on sheep-farming or stock-raising; but it seems inevitable that all pastoralists and graziers will have a very hard struggle to make both ends meet during the coming financial year. The Government, realizing this, has arranged for special consideration to be given to those requiring it, by postponing their rents and by freeing the season's clip of wool from Government liens, in order to enable settlers who are so encumbered to treat with the merchants and bankers for advances on even terms with those whose clips are free. This sympathetic treatment has considerably eased the position, and should help to tide most of our tenants over the bad times that are before them. Fortunately the market for all dairy-produce has maintained its satisfactory position, and it is pleasing to be able to report that all settlers employed in that industry are prospering and the later ones are establishing themselves.

There are about 35,000 tenants on the books of the Department, and in spite of the financial depression it may be confidently stated that a large majority of them are in a sound position, and when this depression has passed I am optimistic enough to believe that they will rapidly overtake their liabilities and again become prosperous. Most of them are of this opinion themselves, though there may be a few who take the opposite view, and proclaim it so loudly as to create a false impression of the general opinion.

In consequence of the decision of the Government to postpone rents, as related above, large postponements of rent have already been made, and larger may be expected later, with a consequential fall in the revenue.

It may be mentioned that a special report (parliamentary paper C.-9) deals with operations under the Discharged Soldiers Settlement Act.

### LEGISLATION.

The following is a brief summary of the legislation affecting the operations of this Department which was passed during the last two sessions of Parliament.

*Land Laws Amendment Act, 1920.*—This Act contains thirty-four sections. Section 2 codifies the law with regard to offering Crown and settlement lands on the deferred-payment system. Section 3 is a codification of legislation in existence at time of passing of the Act with regard to ballots of Crown lands. Section 7 provides for the payment of "thirds" with respect to pastoral lands subsequently disposed of in Hauraki, Westland, and Karamea Mining Districts. Section 11 gives power to remove from the national endowment an area not exceeding 20,000 acres, any land therein disposed of under the Discharged Soldiers Settlement Act or held under lease or license by any person competent to acquire land under that Act, and any small grazing-run therein held under a lease issued pursuant to the Land Act, 1892, or the Land Act, 1908, prior to the 10th December, 1918. Provision is made whereby the lessees or licensees of lands so excluded from the national endowment can acquire the freehold of their holdings, and for the National Endowment Account being credited with revenue from such lands notwithstanding their exclusion from the endowment. Sections 12 and 13 set up the "National Endowment Trust Administration Board" for the purpose of administering the National Endowment Trust Account. Section 18 gives power to postpone rents owing by the lessees of small grazing-runs, and occupiers of pastoral lands within the Hauraki, Karamea, and Westland Mining Districts. Section 25 revives the right of lessees in perpetuity of settlement lands to acquire the freehold of their holdings within a period expiring on the 11th November, 1925. Section 31 gives power by which those holding renewable leases of land set apart under the Hauraki Plains Act, 1908, can acquire the freehold of their holdings. Section 33 contains special provisions whereby the Governor-General, on the recommendation of the Minister, may appoint Commissioners for the purpose of investigating cases in which any Crown, Native, or private land may have been acquired in contravention of the law. The remaining sections of this Act are what may be termed "machinery" measures embodying improvements of the land laws which have been found necessary in the course of experience.

*Statutes Repeal and Expiring Laws Amendment and Continuance Act, 1920.*—This Act repealed section 24 of the Land Laws Amendment Act, 1915, which enabled soldiers abroad to apply for land through duly authorized agents in New Zealand, and continued the operation until the 31st August, 1921, of sections 42, 43, and 44 of the Land Laws Amendment Act, 1914, which provide respectively for the exemption of lessees from restrictions with regard to cropping, postponement of rent payable under pastoral licenses, and postponement of rent payable under settlement small-grazing-run leases. The operation of sections 42 and 43 has been further continued until the 31st December, 1921, by the Statutes Repeal and Expiring Laws Continuance Act, 1921.

*Te Aroha Crown Leases Act, 1920.*—This Act makes provision whereby the licensees of residence and business sites in the Borough of Te Aroha can acquire the freehold of their holdings either for cash or deferred payment in the manner prescribed therein.

*Rotorua Town Lands Act, 1920.*—This Act confers on lessees of Crown lands in town and suburbs of Rotorua the right of acquiring the freehold of their holdings either for cash or on deferred payment in the manner therein prescribed.

*Reserves and other Lands Disposal and Public Bodies Empowering Act, 1920.*—This Act, which authorizes special dealings with reserves and other lands, and gives special powers to certain public bodies, &c., contains 129 clauses, relating in most cases to matters of purely local interest.

*Imprest Supply Act, 1920, and Imprest Supply Act, 1920 (No. 2).*—Section 5 of each of these Acts transferred sums of £500,000 from the Consolidated Fund or other account to the Discharged Soldiers Settlement Account.

*Discharged Soldiers Settlement Loan Act, 1920.*—This Act empowered the Minister of Finance to borrow money not exceeding £6,000,000, to be placed to the credit of the Discharged Soldiers Settlement Account.

*Appropriation Act, 1920.*—Section 31 authorizes the transfer from the Consolidated Fund to the Discharged Soldiers Settlement Account of moneys not exceeding in aggregate £1,000,000.

#### REGULATIONS.

During the year regulations were issued defining the procedure with respect to acquisition by the Crown of Native interests in lands held under lease in Native townships, and the purchase by the lessees of such lands from the Crown for cash or on deferred payment.

#### TAUPO TRAMWAY LANDS AND TIMBER COMMISSION.

The Taupo Totara Timber Company (Limited) had, in pursuance of powers they had obtained, constructed a tramway (or light railway) from the Government railway at Putaruru as far as Mokai (about eighteen miles north of Taupo), a distance of fifty miles. As representations had been made to the Government that it was advisable for the Government to purchase this railway, join it to the present Government railway system and extend it to Taupo, a Royal Commission, consisting of Messrs. H. J. H. Blow, I.S.O. (Chairman), F. W. Furkert (Engineer-in-Chief and Under-Secretary, Public Works Department), Herbert Buxton (Chief Traffic Manager, N.Z. Railways), and G. H. M. McClure (Commissioner of Crown Lands and Chief Surveyor, Wellington), was set up to inquire into all matters connected with the company's estates, &c., and to report whether the acquisition by the Crown of the company's railway would be in the best interests of the State; if not, whether the Crown should arrange with the company as to its future control of the railway, whether it should be continued beyond its present terminus at Mokai, whether the company's timber rights or other rights should be acquired by the Crown, and what action should be taken by the Government to develop in the best manner the Crown and Native land served by the said railway. The Commission duly met, inspected the lands and line in question, took evidence, and furnished a valuable report, which has been printed as Parliamentary Paper C.—13 of 1921. The report did not recommend the purchase by the Crown of the railway. The Commission was of opinion that Government regulation of charges on the railway should be maintained, and that the line should be extended by the company from Oruanui Siding to Oruanui Township. It did not think it would be in the public interest for the existing timber rights of the company to be acquired by the Crown at the prices likely to be asked for them at the present time. Other recommendations and suggestions were made and are now under consideration.

#### KAURI-GUM INDUSTRY COMMISSION.

On the 21st February, 1921, a Commission was appointed for the purpose of inquiring into and reporting upon various matters affecting the kauri-gum industry, the kauri-gum lands and their various products, and the question as to whether any special taxation by way of royalty or otherwise should be placed on kauri-gum products for the benefit of local bodies. The Commission consisted of Messrs. R. P. Greville, F.R.G.S., Commissioner of Crown Lands and Kauri-gum Superintendent (Chairman); R. Coates, of Matakohē; F. L. Gribbin, of Auckland; E. J. Niccol, of Hikuai; J. Nicholson, of Auckland; F. P. Worley, M.A., D.Sc., of Auckland; and M. H. Wynyard, of Auckland. Mr. J. R. MacCormick, of this Department, acted as Secretary.

In the course of its investigations the Commission took evidence at Auckland, at a large number of places extending from that city to the farthest north, at several places on Coromandel Peninsula, and inspected the most important gum-workings in the whole of the country traversed.

As a result of its inquiry into the matters referred to it, which covered a wide order of reference, the Commission has made very valuable suggestions with regard to the improvement of what is likely to remain for a considerable time one of the most important industries in the Dominion.

#### NATIONAL ENDOWMENT.

The area in the national endowment was reduced during the year by 5,934 acres. Of the area set aside, 7,082,633 acres was held on lease or license at the 31st March by 4,464 tenants, paying an annual rental of £136,452. Further particulars are now given in parliamentary paper C.—14.

#### REVALUATIONS.

During the year twenty-eight Crown leaseholds were revalued under section 15 of the Land Laws Amendment Act, 1915. The capital values were reduced as a result of these valuations from £34,570 to £26,442, and the annual rental from £1,522 to £1,050. The total revaluations as at the 31st March numbered 460, with a reduction in capital value from £1,107,649 to £835,629, and in annual rental from £50,209 to £40,141.

#### FORFEITURES AND SURRENDERS.

Crown tenants to the number of 383 had their holdings forfeited by Land Boards for non-compliance with the conditions of their leases. The area involved was 105,654 acres, and the annual rental £9,695. In addition 143 tenants voluntarily surrendered their leases over an area of 75,988 acres, with an annual rental of £4,223.

#### REVENUE.

The gross revenue amounted to £1,735,483, a record for the Department. Of this sum, £756,960 was derived from ordinary Crown lands; £661,825 from lands held under the Land for Settlements Act (including Cheviot Estate); £144,520 from the national endowment; and £107,179 from education endowments.

Canterbury Land District again heads the list, with a revenue of £288,622, chiefly from her numerous sheep-farming and grain-growing settlements; while second place is taken by Taranaki, owing largely to the number of West Coast Settlement Reserve freeholds acquired under section 110 of the Native Land Amendment Act, 1913. Hawke's Bay, although a comparatively small district, has also a large revenue, the bulk of which is derived from estates acquired under the Land for Settlements Act.

#### REBATES.

For prompt payment of rent 16,805 Crown tenants were granted the usual rebate in terms of section 116 of the Land Act, 1908, and section 55 of the Land for Settlements Act, 1908. The amount thus rebated was £54,175.

#### ARREARS.

The rent in arrear at the 31st March amounted to £63,459, an increase of £11,658 over last year. This is chiefly accounted for by the greatly increased revenue and tenant roll, the decline in primary-produce values, and the inability of many tenants to meet postponed rents falling due, which have had to be again brought to charge. The whole question of arrears is receiving most careful consideration, and by separate attention to each case it is hoped to materially improve the position in the near future.

#### EXPENDITURE.

The amount appropriated last year on the Consolidated Fund for the purpose of financing the ordinary activities of the Department was £368,663. The gross expenditure was £406,276: recovery for services rendered to other Departments and for other purposes amounted to £113,427, leaving a net expenditure chargeable against the Lands and Survey vote amounting to £292,849. The administrative expenses and cost of other works controlled by the Department charged on the Lands and Survey vote exceeded the cost of the previous year by approximately £54,000. The principal factors contributing to the increase in expenditure were increases in scale salaries of officers on account of the increased cost of living, increase in the wages of workmen, &c., on survey parties, and increase in the cost of material used by the Department.

The total value of the accounts passed for payment during the year was £9,544,568. This sum included operations on the Discharged Soldiers Settlement Account amounting to £8,725,466, while considerable expenditure was incurred in connection with the various drainage operations under the control of the Department. Statements of accounts in connection with the various transactions requiring special reports will be submitted to Parliament shortly.

While it is anticipated that there will not be such a heavy volume of financial outlay for the future as took place during the past few years, owing to the slackening-off in operations under the Discharged Soldiers Settlement Act, nevertheless there is every probability of the Department's activities being well maintained, principally in the direction of the reclamation of lands and the development of waste lands. A very great responsibility devolves upon the Department in administering and looking after the securities already established under the Discharged Soldiers Settlement Act.

The following is a statement of expenditure and loans approved during the year:—

*Summary of Expenditure approved during the Year ended 31st March, 1921.*

Name of Vote or Account.	Net Amount voted.	Gross Expenditure.	Recoveries.	Net Expenditure.
	£	£ s. d.	£ s. d.	£ s. d.
<i>Consolidated Fund.</i>				
Lands and Survey .. .. .	238,732	310,569 14 2	99,073 0 0	211,496 14 2
Lands and Survey, Miscellaneous .. .. .	129,931	95,706 9 4	14,353 9 4	81,353 0 0
Land for Settlements Expenses .. .. .	14,605	4,248 1 6	52 12 0	4,195 9 6
Scenery-preservation Account.. .. .	14,915	3,825 0 0	..	3,825 0 0
Totals .. .. .	398,183	414,349 5 0	113,479 1 4	300,870 3 8
<i>Public Works Fund.</i>				
Improved-farm Settlements .. .. .	450	34 10 0	607 12 0	Cr. 573 2 0
Lands, Miscellaneous .. .. .	11,550	2,736 4 11	100 10 5	2,635 14 6
Totals .. .. .	12,000	2,770 14 11	708 2 5	2,062 12 6
<i>Land for Settlements Account.</i>				
Roads to open up Crown Lands for Settlement	252,800	32,335 16 0	3,440 5 1	28,895 10 11
Totals .. .. .	252,800	32,335 16 0	3,440 5 1	28,895 10 11
Land for Settlements Account .. .. .		38,978 0 0	..	38,978 0 0
Land for Settlements Account; Discharged Soldiers Settlement Account		34,167 0 0	..	34,167 0 0
Rangitaiki Land Drainage Account (section 7, Rangitaiki Land Drainage Act, 1910)		66,917 2 0	477 6 6	66,439 15 6
Hauraki Plains Settlement Account (section 93, Reserves, &c., Act, 1916)		72,918 19 1	286 12 2	72,632 6 11
Swamp Land Drainage Account (section 95, Reserves, &c., Act, 1916)—				
Kaitaia .. .. .		25,899 16 6	3,008 19 3	22,890 17 3
Waihi .. .. .		3,272 3 1	..	3,272 3 1
Poukawa .. .. .		91 5 0	..	91 5 0
Hikurangi .. .. .		447 13 4	..	447 13 4
General .. .. .		1,212 12 0	250 0 0	962 12 0
Kauri-gum Industry Account .. .. .		47,173 10 10	843 7 5	46,330 3 5
National Endowment Account .. .. .		13,454 3 3	..	13,454 3 3
Native Land Settlement Account .. .. .		30,803 11 5	..	30,803 11 5
Special Acts, Refunds, Deposits, &c. .. .. .		32,437 19 5	..	32,437 19 5
Waimarino Bush-fire Relief Account .. .. .		739 9 4	6 8 0	733 1 4
Cheviot Estate Account (section 300, Lands Act, 1908)		1,132 10 6	..	1,132 10 6
Discharged Soldiers Settlement Account .. .. .		8,725,466 0 0	..	8,725,466 0 0
Totals .. .. .		9,095,111 15 9	4,872 13 4	9,090,239 2 5
Grand totals .. .. .		9,544,567 11 8	122,500 2 2	9,422,067 9 6

RANGERS' INSPECTIONS.

The Crown Lands Rangers have again been largely occupied with special inspections and work in connection with the settlement of discharged soldiers. However, the work of statutory inspections has been brought up to date to a considerable extent, and from reports received it appears that the conditions of the tenants' leases are being satisfactorily fulfilled in the great majority of cases.

The work of the Rangers covers a wide field, calling not only for the possession of much special knowledge of agricultural and pastoral farming, land-values, &c., but also for qualities of integrity and tact. Their advice is freely sought by settlers and others, and their reports often form the basis upon which the machinery of land administration in the various offices largely depends. It is therefore essential that they should be thoroughly competent men, and the Department is satisfied that this important branch of work is in capable hands.

ACQUISITION OF LAND BY PERSONS OF ENEMY ORIGIN.

Under section 5 of the War Legislation and Statute Law Amendment Act, 1918, the Governor-General in Council is empowered to grant licenses in writing authorizing persons of enemy origin to acquire land or any estate or interest in land. In last year's annual report it was shown that since the Act came into force—viz., the 10th December, 1918—325 applications for licenses had been lodged, and, after considering the merits of each case, 153 licenses were issued, 87 were refused, and the remainder of the applications either lapsed or were withdrawn as unnecessary.

During the past year the work under this heading has considerably increased, the number of licenses granted being 360.

## WASTE LANDS DEVELOPMENT.

For some time past the question of the development of many areas of land in the North Auckland and Auckland Districts has been under serious consideration of the Government. The areas in question chiefly comprise worked-out kauri-gum fields and pumice lands, and in order to afford inducement to persons to take up and develop these lands it was decided to introduce a modification of the old homestead system, under which lands of the Crown were granted to selectors without payment, conditionally on such selectors improving the land and taking up their residence thereon. To give effect to this decision section 11 of the Land Laws Amendment Act, 1919, provided that areas of Crown land which in the opinion of the Land Board cannot, by reason of their character, be profitably disposed of and occupied under any of the tenures provided by the Land Act, 1908, may be proclaimed under these special conditions, which are—

- (a.) That the lands shall be disposed of under a license to occupy, and no rent or other charge shall be made in respect to the occupation thereof :
- (b.) That each license to occupy shall be for a term of ten years, and may be renewed for like terms :
- (c.) That no person may, without the special approval of the Minister and Land Board, own more than 400 acres of second-class land or 1,000 acres of third-class land, but in special circumstances the area comprised in a license may be increased to 600 acres of second-class land or 1,500 acres of third-class land :
- (d.) That within twelve months after the issue of a license the selector shall erect a suitable dwelling on the land and thereafter reside during the term of his license in such dwelling ; but residence may be dispensed with for a period not exceeding four years if the licensee is resident on any other land disposed of under these conditions, on which a dwelling has been erected.

To enable selectors to improve the lands, provision is made for advances by the Crown. Regulations about to be issued prescribe the amount that may be advanced and the necessary conditions as to term of mortgage, &c.

No license may be transferred, but a licensee is exempt for four years from the date of selection from payment of rates. After seven years from the commencement of license, and before its expiry, the selector who has complied with the conditions of his license may obtain the freehold of the land.

In the Auckland District a number of areas of pumice land between Rotorua and Taupo are being surveyed and arrangements made for road-construction. They comprise about 6,000 acres, and may be subdivided into about eighteen holdings. North of Auckland an area of poor clay land of over 10,000 acres near Riverhead has been subdivided into sixty-five holdings.

## INSPECTION OF OFFICES.

One of the most important duties devolving upon the Department is the constant and adequate inspection and check of the work of the many District Offices. In common with other Departments of the State, its offices are periodically visited by an Audit Inspector, who examines and checks the revenue and accounts, and as far as possible ensures that all moneys handled by the Department are dealt with according to law. Quite apart from this, however, it has been found absolutely necessary for a departmental Inspector of Offices to inspect and report upon the work of the Department, and to ensure that it is conducted promptly, efficiently, and in as simple and economical a manner as is practicable. During the years that the system of departmental inspection has been in force it has been found to produce greatly increased efficiency in the work, whilst staff requirements have been attended to much more satisfactorily. The greatest credit is due to the Inspector for his careful, thorough, and impartial investigations, and also for the material assistance and valuable advice he has invariably given both to the District and Head Offices.

It may be added that there are now eleven principal District Land Offices requiring inspection, together with one Local Land Office and one Land Drainage Office.

## STAFF OF THE DEPARTMENT.

On the 31st March, 1920, there were in the employ of the Lands and Survey Department 586 permanent officers and 88 temporary officers, or a total of 674. During the twelve months subsequently, eight officers retired on superannuation, two died, forty-five resigned, being largely junior officers, whilst twenty-one were transferred to other Departments. The vacancies thus occasioned were duly filled, and as the work of the Department still continued to expand further appointments had to be made to cope with the growing pressure, so that at the 31st March, 1921, the staff comprised 648 permanent and 82 temporary officers, or a total of 730, showing a net increase of fifty-six officers during the year, as against an increase of ninety-four during the preceding year.

## WORK OF THE DEPARTMENT.

This is so diversified and extensive that it is difficult to summarize without omitting a very large number of comparatively small duties and functions, which, added together, amount to a considerable total. The main functions, however, may be described as follows :—

(A.) *Departmental Administration.*

Giving effect to the land policy of the Government :—

(1.) Preparation of legislation, regulations, and Proclamations, &c., for *Gazette* ; advising the respective Land Boards and Commissioners of Crown Lands on all matters of land administration ; opening lands for selection ; reserving lands for public purposes ; general Head Office advice to

district offices on all departmental matters; correspondence with Public Service Commissioner in connection with staff of the Department; reporting to Minister on important matters, submitting recommendations and obtaining his approval and direction as to action to be taken and expenditure to be incurred.

(2.) Supervision of all offices and branches of the Department, which comprise one Head Office, eleven Principal Land Offices, one Local Land Office, one Chief Drainage Engineer's office, two sub-offices in connection with land drainage, one Standard Survey sub-office.

#### (B.) *Technical Branch.*

1. "*Commercial*" *Surveys in Field.*—All Crown lands thrown open for settlement, whether under the Land Act or special Acts, such as Land for Settlements, Discharged Soldiers, &c., are subdivided by the Department's own officers. The subdivision of all Native lands dealt with by the Courts and Native Department is carried out under the instruction and supervision of this Department's officers, chiefly by private surveyors who are paid by and through the Department. The subdivision of all privately owned lands for sale, lease, or transfer of any kind, townships, mining, &c., is carried out by private surveyors under private owners' instructions; but the consequent surveys are without exception checked and examined and passed by the Department's officers before the titles can issue. In addition, every scheme for laying out of a "town" subdivision outside boroughs is also examined by the Department as to its compliance with general principles of town-planning in the interests of the community.

2. *Scientific Surveys.*—The above surveys cover practically all the daily work of the survey profession. All of it, however, is based on certain fundamental scientific surveys as a skeleton or framework, known as the "triangulation," and the "standard" surveys, both made by the more experienced and qualified officers of the Department, and requiring an intensive consideration of accuracy as their primary characteristic. The constant increase of the first-described "commercial" survey work has rendered an extension and revision of the scientific skeleton a pressing need.

3. *Topographical Surveys.*—The progress of the community has accentuated the demand for another class of survey for military, traffic, communication, engineering, and a multitude of other economic purposes, which is so far practically non-existent in New Zealand. This is a topographical survey showing the contour and other features of the country in their relation to roads and other means of communication and transport, altitudes, slopes, and character, &c.

4. *Special Surveys.*—Other classes of special survey are also called for, such as soil and agricultural surveys; the point being that all these special and general surveys require for their foundation the same skeleton of accurate surveys produced by this Department.

5. *Mapping.*—All of these operations are recorded in the form of maps, the production of which, and the checking, compiling, and building up into general maps of counties, districts, and Dominion occupies a considerable staff, up to the eventual publication of the lithographs sold to the public. All maps of New Zealand or parts of New Zealand published, whether in England or elsewhere, in atlases or otherwise, are derived from the surveys and maps of the Department.

6. *Magnetic and Tidal Surveys.*—In addition to these surveys the Department carries out two branches of scientific investigation generally called "surveys," but of a different and highly specialized nature—namely, the magnetic survey and the tidal survey. The former, of which the Observatory is located at Christchurch and a substation at Amberley, conducts the study of the earth's magnetic forces, of which the principal concrete result is the ascertainment of the variations of the compass for the information of mariners and correction of Admiralty charts. The tidal survey likewise results in the prediction of high and low water throughout New Zealand for the use of commerce, and the results from both these branches of survey go all over the world to the authorities concerned in the official publications, without which no vessel, from the great liner down to the small tramp, dares to face the wide waterways of the world.

#### (C.) *Land Administration.*

1. Preparation of sale posters, schedules, and all particulars relating to the disposal of Crown lands, settlements lands, education reserves, national-endowment and any other public reserves or lands administered by a Land Board.

2. Sale or lease of above, either for cash, on deferred payment, occupation with right of purchase, renewable lease, small-grazing-run lease, pastoral-run license, regulation license, miscellaneous lease, education reserves, &c. Disposal by ballot or auction where necessary.

3. Administration of above lands, including collection and apportionment of revenue; recording and dealing with transfers, subleases, mortgage and freeholding of lands; enforcement of conditions of lease and statutes relating to lands; preparation of statistics, &c.

4. Land Board jurisdiction, which includes the holding of periodical meetings of the Land Board, and consideration of all applications and matters dealt with by the Board under its statutory powers.

5. Local Land Purchase Board jurisdiction, comprising consideration of offers to sell land to the Crown under the Land for Settlements Act, 1908, and consequent recommendations in regard thereto.

#### (D.) *Discharged Soldier Settlement.*

1. Setting apart and disposing of Crown lands and settlement lands under the Discharged Soldiers Settlement Act.

2. Advancing money on mortgage to enable discharged soldiers to acquire freehold rural lands, and for improving same when purchased.

3. Advancing money on mortgage to enable discharged soldiers to erect houses on freehold land for residential purposes.

4. Advancing money on bills of sale to enable discharged soldiers who own or lease land to purchase stock or implements.

5. Administration in connection with above, including the collection of interest and repayments, preparation and registration of mortgages, bills of sale, &c.; apportionment of revenue; dealing with transfers, forfeitures, surrenders, &c.

(E.) *Land-drainage.*

1. Reclamation and drainage of land under the Hauraki Plains Act, 1908, and amendments.

2. Reclamation and drainage of land under the Rangitaiki Land Drainage Act, 1910, and amendments.

3. Reclamation and drainage of land under the Swamp Drainage Act, 1915, including swamps at Kaitaia (North Auckland), Waihi (near Tauranga), Hikurangi (near Whangarei), Poukawa Lake (Hawke's Bay), &c.

4. Reporting upon and advising local bodies and public departments as to the best method of draining lands under their control.

5. Prosecution of investigations regarding possibilities of reclaiming swamp and marsh Crown lands.

6. Roading and draining of soldiers' settlements, Auckland Land Districts.

(F.) *Scenery-preservation.*

1. To report upon all proposals for the reservation of lands under the Scenery Preservation Act, 1908.

2. Consideration of same by the Scenery Preservation Board, and recommendation as to acquisition, reservation, or otherwise.

3. Administration of reserves, including inspection, supervision by local Scenic Boards, honorary Inspectors, &c.

4. The control of the greater part of Kapiti Island, set aside as a sanctuary for native fauna and flora. This is attended to by a resident caretaker.

(G.) *Domains.*

1. Setting aside Crown land for public recreation purposes.

2. Bringing the reserves under the Public Reserves and Domains Act, and vesting control in Domain Boards. Where not so vested the Commissioner of Crown Lands administers the domain.

(H.) *Public Cemeteries.*

1. Appointing trustees to control public cemeteries and attending to administration of same.

(J.) *Aliens' Acquisition of Land.*

1. Consideration of applications by persons of enemy origin to purchase land or acquire interests by way of lease, mortgage, &c.

2. Preparation of licenses under section 5 of the War Legislation and Statute Law Amendment Act, 1918, authorizing such purchases, &c., in cases where applications approved.

(K.) *Kauri-gum Industry.*

A special branch of the Department under the Kauri-gum Superintendent deals with the purchase and sale by the Government of kauri-gum from diggers, whilst the Commissioners of Crown Lands for the North Auckland and Auckland Districts issue licenses, &c., under the Kauri-gum Industry Act.

(L.) *Miscellaneous Duties.*

The duties devolving upon the principal officers of the Department, in addition to their functions under the Land Act, are fairly extensive. They include the following :—

By virtue of his position the Under-Secretary is a member of the Dominion Land Purchase Board, the Native Land Purchase Board, the Native Trust Board, the Air Board, the State Advances Board, and the National Endowment Trust Administration Board.

The Surveyor-General is Chairman of the Surveyors Board, the Scenery Preservation Board, and the Representation Commission under the Legislature Act; whilst he is also a member of the Dominion Land Purchase Board, the Government Insurance Investment Board, and the North Island Representation Commission.

The Commissioners of Crown Lands are Chairmen of the Land Board and Land Purchase Board for their districts, and are members of Commissions appointed under the Town Boards Amendment Act, 1912, the Scenery Preservation Board (when dealing with lands in their districts), and are occasionally appointed to special Commissions of inquiry on matters such as the kauri-gum industry, the Taupo Totara Timber Company's railway and lands, the southern pastoral lands of New Zealand, &c.

Under the Legislature Act, 1908, the Commissioners of Crown Lands for the Auckland, Taranaki, Westland, Canterbury, and Otago Districts are members of the Representation Commission. Under the Surveyors' Institute and Board of Examiners Act, 1908, a Chief Surveyor has hitherto been a member of the Surveyors Board.

In addition, other members of the Department have been from time to time selected to act as secretary to a Royal Commission dealing with matters coming within the scope of the Department.



## LEGISLATIVE AUTHORITY FOR DEPARTMENTAL FUNCTIONS.

The statutes under which the above functions are carried out comprise: Land Act, 1908; Land for Settlements Act, 1908; Land Laws Amendment Acts, 1912, 1913, 1914, 1915, 1917, 1918, 1919, and 1920; Land for Settlements Administration Act, 1909; War Legislation Acts, 1916 (Part II), 1917 (Part I), 1918 (Part I); Discharged Soldiers Settlement Act, 1915, and Amendment Acts of 1916, 1917, 1918, 1919, and 1920; Education Reserves Act, 1908, and Amendment Acts, 1910, 1911, 1913, 1914, and 1915; Kauri-gum Industry Act, 1908, and amendments; Swamp Drainage Act, 1915; Hauraki Plains Act, 1908, and amendments of 1911, 1912, 1913, 1914, &c.; Rangitaiki Land Drainage Act, 1910, and amendments, 1913, 1914, &c.; Public Reserves and Domains Act, 1908, and Amendment Acts of 1911, 1912, 1914; Scenery Preservation Act, 1908, and amendments of 1910, 1915; Surveyors' Institute and Board of Examiners Act, 1908; Timber-floating Act, 1908; Cemeteries Act, 1908; Sand-drift Act, 1908; Reserves Disposal and Public Bodies Empowering Act (annual); Legislature Act, 1908; and numerous sections in other Acts, such as the Native Land Act, Land Transfer Act, Mining Act, Public Works Act, &c.

## APPOINTMENTS, PROMOTIONS, AND TRANSFERS.

Officer appointed, and Previous Position.	Position to which appointed.
W. T. Neill, Chief Inspector of Surveys ..	Surveyor-General.
G. H. Bullard, Commissioner of Crown Lands and Chief Surveyor, Taranaki	Commissioner of Crown Lands and Chief Surveyor, Canterbury.
H. J. Lowe, Commissioner of Crown Lands and Chief Surveyor, Marlborough	Commissioner of Crown Lands and Chief Surveyor, Taranaki.
John Cook, Chief Draughtsman, Auckland ..	Commissioner of Crown Lands and Chief Surveyor, Marlborough.
J. D. Thomson, Chief Draughtsman, Napier ..	Chief Draughtsman, Auckland.
A. H. Vickerman, Chief Draughtsman, Invercargill	Chief Draughtsman, North Auckland.
V. I. Blake, Chief Draughtsman, North Auckland	Chief Draughtsman, Napier.
O. G. Goldsmith, Land Transfer Draughtsman, Invercargill	Chief Draughtsman, Invercargill.
F. R. Burnley, Surveyor, Auckland .. ..	Land Transfer Draughtsman.
C. E. Archibald, Chief Clerk and Receiver of Land Revenue, North Auckland	Chief Clerk and Receiver of Land Revenue, Dunedin.
D. Smith, Chief Clerk and Receiver of Land Revenue, Invercargill	Chief Clerk and Receiver of Land Revenue, North Auckland.
J. MacDonald, Senior Clerk, Dunedin .. ..	Chief Clerk and Receiver of Land Revenue, Invercargill.
W. S. Hardy, Senior Clerk, Wellington .. ..	Chief Clerk and Receiver of Land Revenue, Nelson.
J. H. Robertson, Clerk, Wellington .. ..	Accountant, New Plymouth.
J. Quinn, Accountant, Wellington .. ..	Assistant to Chief Accountant, Wellington.
J. Torrance, Clerk, North Auckland .. ..	Senior Clerk, Dunedin.
J. D. Watt, Clerk, Wellington .. ..	Senior Clerk, Wellington.
W. Pye, Agricultural Department, Wellington ..	Record Clerk, Head Office.

*Transfers to other Departments.*—These include Messrs. A. D. MacGavock (Relieving Officer), to be Conservator of Forests, Westland; D. MacPherson (District Surveyor), Conservator of Forests, Southland; R. D. Campbell (Supervisor D.S. Settlements), Conservator of Forests, Auckland; A. B. Jordan (Supervisor), District Valuer, Waikato; T. Sheehy (Ranger), District Valuer, Taranaki; A. T. Leeds (Surveyor), Public Works Department; W. Stavely, P. Keenan, A. H. Messenger, C. Biggs, W. Boardman, R. MacDonald, and Mrs. J. M. Gollan to Forestry Department; L. B. Freeman, Public Trust Office; W. Taylor, Treasury Department; and H. V. Moutier to Post and Telegraph Department.

## DEPARTMENTAL CHANGES.

The following are the respective changes in the personnel of the Department that took place during the year:—

*Deaths.*

John Ross Macdonald joined the Department on the 13th April, 1893, as a clerk in the Nelson Office, and was subsequently promoted to be Receiver of Land Revenue. He was transferred to the Auckland Office, but on account of ill health was temporarily retired on superannuation in 1914. Owing to an apparent improvement in his health he rejoined the Service as a clerk in the Wellington Office of this Department on the 1st August, 1918, but later on in the year was transferred to Invercargill, where he died on the 18th April, 1920. Mr. Macdonald was an officer who had varied experience in connection with land matters, and was the author of the "New Zealand Sheep-farmer." He worked to the best of his ability, and it is regretted that ill health cut short his career.

Edward Charles Walter Burnaby was a clerical cadet in the Nelson Office. He joined the Service on the 20th May, 1919, and died on the 24th December, 1920. Mr. Burnaby was a willing and zealous worker during his short time of service.

The sympathy and condolences of the Department are extended to the relatives of the above officers.

*Retirements.*

Ernest Herbert Wilmot, Surveyor-General, retired on superannuation on the 6th April, 1920. At the time of his retirement, after more than forty-six years' service, Mr. Wilmot had held the highest position on the technical side of the Department for some six years. His name will always be connected with the early survey history of inland Otago, where he was in charge of the districts around the cold lakes, with headquarters at Queenstown, on Lake Wakatipu. It was inevitable that in those early days, when so much of the high country, the mountains and passes, lakes and rivers, open downs and forests, were unmapped and almost unexplored, the surveyor should be pioneer in exploring, mapping, and preparing for settlement large areas since become well known and settled, and Mr. Wilmot's name will be found on several of the natural features of the country explored by him, so far in the back country as to identify him as one of the band of hardy pioneers of whose hardships subsequent travellers reap the benefit. Amongst other places he made extensive explorations in the Hollyford Valley, and triangulated a considerable area of high mountainous country in that region, a work of difficulty and hardship. After retiring from the field Mr. Wilmot held the position of Chief Draughtsman at Hokitika, Commissioner of Crown Lands and Chief Surveyor at Invercargill and Dunedin, and in 1914 became Surveyor-General.

Henry Douglas Morpeth Haszard, F.R.G.S., who retired from the Service on the 31st March last, joined the Department on the 2nd December, 1880, and was promoted to the rank of an Assistant Surveyor in February, 1884. He carried out extensive surveys in the Auckland District, and on the annexation of the Kermadec Group by the New Zealand Government in 1887 he accompanied Mr. S. Percy Smith, Assistant Surveyor-General, who assisted to hoist the flag and to make a topographical survey of the group. In 1896, at the time of the Thames mining boom, he acted as Inspecting Surveyor in charge of the numerous survey parties then working on the Coromandel Peninsula. In January, 1898, he was promoted to be District Surveyor, and in September, 1903, executed surveys for the Cook Islands Administration of Niue (or Savage) Island. In June, 1909, he left the field for the office, being appointed Chief Draughtsman in the Land and Survey Office at Christchurch, and Acting Chief Surveyor until July, 1910, and after gaining experience in that capacity was appointed Commissioner of Crown Lands, Chief Surveyor, and Conservator of State Forests for the Westland District on the 1st January, 1912. In October, 1915, he was transferred to the Southland District, where he filled similar positions, and was further promoted to be Commissioner of Crown Lands, Chief Surveyor, and Conservator of State Forests for the Canterbury District on the 4th April, 1919. After an onerous and lengthy service of forty-one years he retired from the Service on superannuation. During the whole of this period he carried out the duties entrusted to him in a conscientious, willing, and efficient manner, and earned the respect of all those with whom he came in contact. In addition to his ordinary departmental duties he was appointed Chairman of the Royal Commission on Forestry in 1913, and with his fellow-members presented a most valuable report on the subject. On several other occasions he acted on minor Commissions, including the Landless Natives Commission of 1914.

Ernest de Courey Drury joined the Department as a surveyor in April, 1908, and was first stationed in the Southland District. He was subsequently transferred to Canterbury, and whilst working there carried out many road and miscellaneous surveys. He was steady and attentive to his duties in the field, and retired on superannuation on the 21st March last.

Alfred John Mountfort joined the Department as a surveyor on the 1st January, 1892, and worked first on the staff of the Wellington District, where he carried out settlement surveys in rough bush country. In 1896 he was transferred to the Auckland District, and in July, 1911, to Canterbury, where he remained until his retransfer in November, 1918, to the Auckland District. He retired on superannuation on the 21st October, 1920. During the term of his career he carried out the standard traverses at Kaiapoi, surveys of forest country in the Puketoi, Waimarino, Kawhia, and Taupo districts, and several surveys of land for settlement, &c., in Canterbury.

Edward Henry Cane joined the Department as a draughting cadet in August, 1880, and served in the Christchurch Office for many years. His work was chiefly in the Land Transfer Branch. In August, 1889, he was transferred to Napier, where he acted as Land Transfer Draughtsman until his retirement on the 31st October last. During his forty years of service he showed himself to be an efficient officer with a sound knowledge of his work, and his long and varied experience was of great use to his superior officers.

James Cleghorn Potter joined the office on the 1st November, 1874, and until his retirement on the 31st March rendered service as a draughtsman in the Invercargill Office. During this long period he worked loyally and well, showing himself to be a careful and intelligent worker who performed his duties in a most satisfactory manner.

Alexander Mackintosh joined the Department on the 17th October, 1892, as a shorthand-writer in the Blenheim Office, and until his retirement on the 4th February last served in that office, carrying out various clerical duties to the best of his ability.

James Smith was appointed Crown Lands Ranger for the Westland District in June, 1892, and was transferred to the Auckland District in a similar capacity in April, 1904. He also assisted in the office in a clerical capacity, and when the North Auckland District was created on the 1st April, 1919, was transferred there. He was a conscientious and willing worker.

## HEAD OFFICE.

The work during the past year shows no diminution compared with previous periods. The supervision of the staff arrangements for the whole of the Department entails careful consideration and forethought. Every effort is made to augment departmental efficiency wherever required, and

the work of the Inspector of Offices and other officers connected with staff matters have greatly aided in this direction. The preparation of the many annual reports to Parliament, and special returns and other reports for the information of the Government, necessitated much care.

There was no falling-off in the volume of correspondence throughout the year, the letters received and despatched (165,000) being a little more than in 1919-20, and 300 per cent. in excess of the correspondence in 1914-15.

A large number of Proclamations, Orders in Council, warrants, and notices under the various enactments mentioned previously were prepared, executed, and published in the *Gazette*, and the work of opening lands for selection was dealt with as speedily as possible. Reservations of land for public purposes, issue of warrants for certificates of title, execution of leases and other instruments by the Governor-General, issue of licenses to persons of enemy origin to enable them to acquire land under the War Legislation Act, 1918, and a number of documents under the Public Domains and Reserves Act, Scenery Preservation Act, &c., were duly attended to. Under the Discharged Soldiers Settlement Act there were again many Proclamations and other documents to be issued, and these, of course, were prepared and completed with the utmost expedition.

The quarterly edition of the Land Guide was published as usual, together with monthly sale posters, indicating the lands opened each month, and 145 land-sale plans, covering each block or settlement opened for selection or offered by auction, were prepared and printed for the information of intending selectors.

The work in connection with the departmental accounts, balance-sheets, and moneys dealt with under various authorities necessitated very rigid scrutiny and consideration. The annual receipts and expenditure are still increasing, and the responsibilities devolving on all officers of the Department in connection therewith must be recognized as being very onerous.

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## APPENDICES.

## APPENDIX I.—SETTLEMENT OF CROWN LANDS.

EXTRACTS FROM THE REPORTS OF THE COMMISSIONERS OF CROWN LANDS ON SETTLEMENT OPERATIONS DURING THE TWELVE MONTHS WHICH ENDED ON THE 31st MARCH, 1921.

## NORTH AUCKLAND.

(R. P. GREVILLE, Commissioner of Crown Lands.)

*Conditions and Progress of Settlement.*—Satisfactory progress has been made during the past year. The climatic conditions have been very favourable and the prices good for most of the year.

The settlers, of course, engaged in sheep-farming and stock-raising suffered, in common with those in other districts, in consequence of the fall in the price of stock and wool which occurred in the early part of this year. Settlers dependent altogether on wool and sheep values have been considerably embarrassed, and most of them who can afford to do so are holding on to their wool.

Land-values have increased during the last two or three years much in excess of values previously ruling, but the increase has not been so marked as in the southern districts. The price of good dairy land has never reached the high figure for which it has been selling in the south. Many of the soldier settlers who have bought dairy farms are in the happy position of finding their farms worth a much higher price to-day than when they purchased them. Nor has the price of purely grazing-land ever reached the high values obtaining in the Taranaki and Wellington and other southern districts. It is admitted that prices for land situated within twenty or thirty miles south of Auckland have increased to a great extent during the past few years, and the increase has been well maintained during the past year, but this increased value is in a measure owing to the proximity of the land to the largest city in the Dominion, which affords a good market for everything the small farmer can produce.

*The Dairying Industry.*—The past season has been a record one for the dairy-farmer. There has been a copious rainfall throughout the year and an abundance of grass, and all the conditions were favourable for the production of butterfat. This, added to the high prices obtaining for butter and cheese, resulted in a record season. The North Auckland District is particularly favoured in all seasons as a grass-producing district, owing to the fact that the grass grows practically all the year round and receives no serious check throughout the year except, perhaps, when there is an exceptionally dry summer.

The development of the dairying industry in the district has shown a remarkably rapid growth. There are now thirty factories in operation in the district, many of them with a big output. The export of dairy-produce for the season ending 30th April, 1920, was—butter, 3,804 tons, and cheese, 947 tons. The complete returns for the season ending April, 1921, are not available at present, but from inquiries made show an increase of 55 per cent. on the previous season's output. Some of the largest companies show an increase of output as follows: Northern Wairoa, 54 per cent.; Kaipara, 47 per cent.; Hikurangi, 127 per cent.; Kaitaia, 23 per cent. Some of the dairy factories in the north have great facilities for the transportation of cream, owing to the extensive waterways. This is particularly so in the case of the Northern Wairoa Company, which had an output of 1,074 tons for the season just closed, this factory being situated on the banks of the Wairoa River at Mangawhare, near Dargaville. This great Wairoa River, with its many tributaries, affords a splendid highway for the cheap and easy transportation of cream to the main factory. Possessing these great natural advantages, it is difficult to estimate the future expansion of this factory, situated as it is on one of the richest tracts of dairying-land in New Zealand. Rapid as the development of the industry has been in the past, there is ample scope for its future progress, for there are large areas of only partially developed land eminently suitable for dairying situated in the different parts of the northern district.

*Freezing-works.*—There were three freezing-works in operation in this district during the year—namely, Auckland Farmers' Freezing Company, at Southdown, close to Auckland City, and Fletcher Bros., with one establishment at Otahuhu and another near the Whangarei Heads. The latter works, however, were unfortunately destroyed by fire towards the end of the year, and there is some doubt as to whether they are to be reconstructed.

Important and valuable works are now in course of erection at Moewera, near Kawakawa. These new freezing-works are being built and equipped with the most up-to-date appliances, and will cost, when completed, upwards of £200,000. The works will have a daily killing-capacity of equal to 2,000 sheep, and a storage capacity of 100,000 60 lb. carcasses. These works are being erected by the Auckland Farmers' Freezing Company, and will be ready for opening in November or December of this year. The products from Moewera will be shipped from Opua, in the Bay of Islands Harbour, which will shortly be under the control of the newly constituted Bay of Islands Harbour Board. The Moewera works will serve the requirements for many years of the whole of the graziers in the Bay of Islands, Hokianga, Mangonui, and Whangaroa Counties, as well as part of the Whangarei County, and should prove a great boom to the farmers of the north. The establishment of these works, together with the comprehensive roading schemes which are now in process of being carried out by the various local bodies, evidence in a marked degree the sure and rapid development of the district.

*The Stock-market.*—The previous high prices for stock were well maintained up to the end of December. Early in January the market began to fall, and in March it collapsed. This does not apply in the same degree to dairy stock, which has been in good demand throughout the year. The heavy drop in sheep took place in February and March, the fall being as much as half, and in some classes considerably more, than the prices ruling in February, 1920. The following schedule indicates the different prices of stock, and the prices ruling towards the end of the year:—

	April, 1920, to December, 1920 (Average Price).	Prices ruling in March.
Fat bullocks .. .. .	£ 20 s. 6 d. 0	£18 to £10
Store, three-year .. .. .	9 16 0	£6
Cows, fat .. .. .	13 9 0	£10 to £5
„ store .. .. .	8 10 0	£4 to £2
Heifers, yearling .. .. .	3 10 0	£1
„ weaners .. .. .	1 15 0	10s.
Steers, yearling .. .. .	3 7 0	£1 5s.
„ weaners .. .. .	1 9 0	£1
Sheep, fat, shorn—		
Extra wethers .. .. .	2 6 0	£1 5s.
Prime wethers .. .. .	2 0 0	£1 2s.
Extra ewes .. .. .	1 17 0	17s. 6d.
Prime ewes .. .. .	1 10 0	14s.
Lambs, extra .. .. .	2 2 0	£1 8s.
„ prime .. .. .	1 13 0	£1
„ light .. .. .	1 3 0	15s. to 5s.
Store sheep, wethers .. .. .	1 9 0	15s. to 13s.
„ ewes .. .. .	1 4 0	14s. to 3s.
Pigs, choppers .. .. .	6 17 0	£5 to £4.
„ baconers .. .. .	7 7 0	£4 10s. to £3.
„ porkers .. .. .	4 2 0	£3 5s. to £1 10s.
„ stores .. .. .	2 2 0	£2 to 8s.

*Lands opened for Selection.*—The following blocks of land (national endowment) were opened during the year, both for soldier settlement: The Pareokawa Block, containing 3,670 acres, and subdivided into fourteen sections; and the Takahue-Whangape Block, adjoining the above, containing 6,836 acres, divided into twenty-two sections. These blocks should have been opened the previous year, but were withheld on account of a proposal that they should be taken up by a group of soldiers and worked on a co-operative basis, the sections being allotted to the individual soldier-worker when the bushfelling was completed. Although the proposal was widely discussed, only two soldiers handed in their names. It was accordingly determined that the sections should be opened in the ordinary way.

Both blocks were to a great extent covered with heavy bush, consisting mainly of totara, rimu, puriri, taraire, tawa, miro, rewarewa, &c., the soil generally being of good quality on clay and sandstone. The majority of the settlers are now occupying their holdings, and have been granted two years' remission of rent under the Bush and Swamp Act. The land is used both for dairying and grazing, and the settlers have good prospects.

The Tokatoka Settlement, containing 1,435 acres, divided into twenty-four sections, was opened for selection at an average of £23 per acre capital value. This land is drained swamp, being part of the well-known Tokatoka Flat in the Ruawai district. These sections will, when in permanent grass, be admirably suited for dairying. There was keen competition for the sections, which were all selected on the first ballot.

*Freeholds.*—The area of Crown land made freehold during the year was 170 sections, containing 30,085 acres, the price being £21,099.

*Land Board Work.*—During the year the Land Board held twelve ordinary meetings and seven special meetings, occupying in all forty-five days. The total number of items on the order papers amounted to 4,416, of which 1,692 were in connection with ordinary Crown-lands business, and the balance of 2,788 soldier-settlement matters.

*Revenue and Arrears.*—The total revenue for the year under all headings was £80,664, as against £58,237 for last year, showing an increase of £22,427. On the other hand, the amount of arrears £6,242, also shows an increase, caused mainly on account of postponed rents under special-tenure leases not having been paid and being again brought to charge.

*Land remaining for Future Selection.*—Mangonui County—Waitahi and Wainui Blocks, 8,880 acres; Whangaroa County—Omaunu Block, 1,500 acres; Bay of Islands County—Tokowhero and Punakitere Blocks and Omapere Gum Reserve, 10,272 acres; Whangarei County—Te Mata, Poroti, and Waipu Gum Reserves, and Wharekohe Block, 10,046 acres; Hobson County—Kai Iwi Gum Reserve, and Tutamoe and Gossets Survey, Pekapekarau Block, 19,750 acres; Otamatea County—Mareretu Block, and sections in Kaiwaka and Mangawai Parishes, 7,000 acres; Franklin County—Koheroa Block, 1,800 acres; Waitemata County—Waioneke and Motutara Blocks, and sections in Paremoremo Parish, Riverhead Homestead Block, 17,300 acres: a total of 77,248 acres.

Included in the above areas is the Riverhead Block, which it is proposed to throw open this year under the homestead conditions of the Land Act. The block contains 11,000 acres, 9,500 being national endowment, and 2,500 Crown land. The land is conveniently situated near Riverhead, on the north shore of the Waitemata Harbour. From Riverhead there is a good road to Kumeu Railway-station, one mile and a half to the westward. The north end of the block reaches to within three miles and a half of the Kaukapakapa Railway-station, from which there is a formed and partly metalled road to within a mile of the block. The area has been subdivided into seventy sections, ranging from 50 acres up to 500 acres, the smaller areas being suitable for small farms, fruitgrowing, &c., whilst the larger areas are more broken and difficult to bring into profit. The greater portion of the block is ploughable, consisting of open tea-tree spurs, and varies from undulating to broken towards the centre ridge. The soil generally is of a stiff clay formation, that on the south and western portions of the block (worked-out gumfield) being more retentive than that towards the north-east, which is of a more friable nature. The block as a whole is well suited for opening under the homestead system, and, with the financial help which it is proposed to give the settlers, the settlement should prove a successful one.

#### AUCKLAND.

(H. M. SKEET, Commissioner of Crown Lands.)

*Condition and Progress of Settlement.*—The past year has not been a very favourable one for many farmers in the Auckland District. Throughout the Waikato a late spring following a hard winter was experienced, and after about two months of good weather a dry spell set in, which lasted practically from November till March. Dairying returns were considerably reduced, as stock had barely recovered from the winter and begun to yield a satisfactory output before the dry weather brought the returns down again, while many of the green crops sown for feed proved a partial or total failure. Swamp lands in the Waikato and on the Hauraki Plains were in a more favourable position to stand the dry weather, and have come through the season well. In the King-country stock generally wintered well, and there has been sufficient feed through the summer, the dry spell being less marked than in the Waikato. The season in the Bay of Plenty has been of a generally favourable character.

The effects of the dry weather in some parts of the district, the inability of sheep-farmers to dispose of their wool, the uncertainty of the future market for wool, meat, and dairy-produce, the increase of freights, and the financial restriction, combined early in the new year to cause a very serious fall in the price of stock, and even experienced farmers have been caught on the falling market and have sustained considerable losses instead of the reasonable profits that might have been expected. There is, however, every reason to anticipate a fair recovery in the near future, and those who are in a position to stock at present prices should do well.

Although there has not been any marked reduction of the high prices that have been ruling for land during the past few years, this is due principally to the disinclination of those who have bought at such prices to sell at a loss, while buyers' operations have been limited by the financial restriction. The result has been indicated mainly by lifelessness in the property-market, very few sales having been effected within the past few months. Conditions may, however, be expected to readjust the inflated prices that have been much too prevalent, and, while hardship in individual cases will result, the introduction of a more reasonable scale of prices cannot do otherwise than prove beneficial to the genuine farmer, and will, it may be hoped, tend to check the continual changes of ownership, which do not assist either to increase production, to benefit the district, or to improve the condition of the *bona fide* farmer.

The development of new lands has not proceeded to any great extent, although better progress has been made than during the previous year, owing to the reduction of costs of material. Should this reduction be accompanied shortly by more favourable financial conditions, development will again progress rapidly.

Notwithstanding the effects of the dry season on the dairy returns of individual farmers, the aggregate output of this, the staple industry of the Auckland Province, shows that the production has exceeded that of any previous season, the increase of last year's output being approximately 50 per cent., while the export value of the butter was about two and a half times as much as that of the previous season, this increase being due largely to the values fixed under the agreement with the Imperial authorities for the season.

The general nature of farming conditions during the season indicates the position of the Crown tenants who are scattered throughout the district, and who hold lands of all the different classes and uses. The Crown Lands Rangers have been so fully occupied with the settlement of discharged soldiers that general inspection work has been to some extent in abeyance, but observation indicates that the conditions are being satisfactorily fulfilled by the majority of the settlers.

*Land opened for Selection.*—As in the preceding years, practically the whole of the lands opened for selection have been offered for discharged soldiers, the only exceptions being 11,584 acres of hilly grazing country in the Coromandel Peninsula, offered under the Hauraki pastoral tenure, 20 acres of town and rural lands offered for cash sale, and 74 acres of education-endowment reserves offered for lease.

Of the lands previously offered under the Discharged Soldiers Settlement Act, over 53,000 acres, consisting principally of hilly and broken areas, of fern or bush country, of fair grazing-quality when broken in, are still awaiting selection, having proved unattractive to discharged soldiers, probably

(in part at least) on account of the cost of clearing, grassing, and fencing. It will be of distinct benefit to the settlement of the district when these lands are made available for general application by the settlers of the Dominion, or by those who are arriving from England and other countries.

*Freeholds.*—During the year a total number of 247 sections were alienated as freeholds, the aggregate area being 62,728 acres, and price realized £98,326, the exercise of the statutory right under the occupation-with-right-of-purchase tenure representing approximately one-half of the total.

The extension to new tenures of the right of acquiring the freehold, which has been granted by recent legislation, will probably produce a considerable volume of business in this district in the coming year, although there has been no immediate rush of applications. In the Te Aroha mining township the first applications are being submitted to the Warden for his prior approval in terms of the law before being lodged in this office. In respect of the Rotorua Township and suburbs only one application has been received, but here the position is complicated by the existence of numerous subdivisions and subleases, and the various interests will no doubt require adjustment before applications are made. The right conferred on discharged-soldier settlers of acquiring the freehold of national-endowment lands will probably not be exercised to any considerable extent until the settlers become fully established and have completed most of the initial expenditure necessary to bring their holdings into a payable condition. The regulations in connection with the freehold of lands in the Native townships, such as Te Kuiti, Otorohanga, and Taumarunui, have been gazetted after very full consideration, and, although meeting with considerable opposition in some quarters, the attention which has been given to all the interests involved merits at least a reasonable trial before the scheme in its present form is declared unworkable. A large number of applications have been received from Taumarunui, more than half the lessees in the township having given notice of their desire to acquire the freehold. The renewal of the right of freehold in favour of holders of leases in perpetuity of settlement lands has already been exercised in a few cases, and will probably be made use of freely when the financial conditions improve.

*Land Board Work.*—Fifteen meetings of the Land Board, covering twenty-three days, have been held. The aggregate number of items of business dealt with was 3,226, an average of 215 per sitting. Included in these were—applications for fee-simple, 138; transfers, 503; applications for land, 654; applications by discharged soldiers for assistance to purchase properties or erect houses, 860; applications for advances for improvements and stock, 625; miscellaneous, 446. The first-named item would have been much larger but that, in respect of statutory rights of freehold where the fulfilment of the conditions of the lease is not an essential prerequisite, the Board has by resolution given general authority for dealing with them, in order to avoid delay and facilitate the purchasers' financial arrangements. More than half the total amount of work transacted by the Board has concerned the settlement of discharged soldiers, to which special consideration has been given, in order to assist the settlers in all reasonable ways to make a success of their undertakings, while at the same time protecting the large financial interest of the State.

As the first two years of the Board's jurisdiction over the district as now constituted expired on the 31st March, an election for the Crown tenants' representative for the ensuing two years was held in March. There were four candidates, the successful one being Mr. E. F. Andrews, a member of the Auckland Returned Soldiers Association. The sitting member, Mr. A. R. Harris, who thus retires, was a member of the Board for eighteen years, during which time he did a very large amount of useful work. His sound judgment in all matters affecting land settlement, and his intimate knowledge of the district, rendered his presence on the Board of very great assistance to myself and his colleagues, while his fair-mindedness and kindly consideration for all who had business to transact with the Board made him respected by all who met him.

*Revenue and Arrears.*—The gross revenue of the district for the year was £363,853, out of which £129,869 was received for the Discharged Soldiers Settlement Account as principal and interest on amounts advanced for the purchase of properties, or for stocking and improving the same, and incidental thereto. The other principal items were revenue from ordinary Crown lands, £97,301; from land for settlements, £77,415; Hauraki Plains, £30,529; national endowment, £11,560; and education endowments, £4,066.

The total number of tenants at the close of the year was 4,770, occupying an area of 1,243,768 acres, and paying a rental of £107,500 per annum.

The arrears at the same date amounted to £13,319, owing by 508 selectors. A very large proportion of these is incidental to the more recently established holdings, the development of which at any time taxes the resources of many of the settlers, while during recent years this condition has been aggravated by the exceedingly high costs of practically every form of material required by the new settler. The breaking-in of new lands in the Auckland District is, even under favourable conditions, an expensive process, in spite of optimistic statements sometimes published to the contrary, and during this process it is essential that as much reasonable leniency as is possible should be given to new settlers in regard to payment of rent.

*Land remaining for Future Selection.*—In my report last year I indicated that the principal fields for the future settlement of the district would lie in the pumice areas of the central region, between Rotorua and Taupo, and extending westward to the Waikato River, and on the hill lands lying between the fringe of settled country along the Main Trunk Railway from Otorohanga to Taumarunui, and extending easterly to the Waikato River, where it touches the western boundary of the pumice country. Surveys are now in hand of the first block of pumice lands to be opened under what is known as the "homestead system," providing for free grants of land subject to fulfilment of occupation and improvement conditions, to assist which advances will be provided by the State. On the hill country eastward from Otorohanga a block of about 16,600 acres has been under survey, and is ready to be opened as soon as necessary provision has been made for roading.

Exploration surveys are also proceeding in similar country farther south towards Ongarue and Taumarunui, where there is a considerable area of grazing-country to become available for settlement. In the Maramarua district, between the lower Waikato and the Hauraki Gulf, surveys have been completed of a considerable area of hill country, which is, however, mostly of poor quality, and will require much time, labour, and expenditure for its development. In the hill country between Tauranga and Waihi surveys are being carried on, and there are areas in the upper valleys of the Rangitaiki and Tarawera Rivers of the Bay of Plenty district which have been surveyed and will be available for opening within a few months. The reopening for general selection of a considerable area hitherto available only for discharged soldiers, to which reference has already been made, will do something to meet the demand from other land-seekers.

#### HAWKE'S BAY.

(W. F. MARSH, Commissioner of Crown Lands.)

*Conditions and Progress of Settlement.*—The hopes for a more favourable season than that of 1919-20 have unfortunately not been fulfilled, and the third year of a succession of dry autumns has had a very depressing effect on farming conditions of the district. Stock generally declined in price from March of 1920 until the rains came in June and July, when there was a very marked increase in values in anticipation of plenty of feed and a continuation of the good markets which had previously existed. These expectations were not realized, and the combined influence of the financial stringency, dry summer, abnormal shortage of water, and every prospect of an unfavourable autumn resulted in a most alarming drop in the price of any stock offered for sale in January. It is, however, quite possible that the slump was more aggravated by the extreme shortness of feed than by the actual financial crisis, and a steady increase may reasonably be expected as soon as the winter carrying-capacity is correctly gauged. One thing is quite certain: that directly the real Hawke's Bay season makes its reappearance the demand for sheep and for cattle especially should materially assist towards effecting a solid improvement in the pastoral industry.

Throughout the district generally grain crops were exceedingly good, and a much larger area than usual was harvested, but last year's costs of putting the seed in against this year's prices for the produce left very little margin in favour of the grower, and small farmers have felt the pinch very acutely.

Dairying has been, on the whole, fairly successful, although many men have complained of a shrinkage in their returns, attributing this to the scarcity of feed in the summer. This trouble will be a recurring one so long as grass pastures form the principal feature of a dairy farm.

Orchardists have done very well, and a great deal of enthusiasm exists amongst the growers who are working to develop the industry, and who are taking all precautions to keep blights as far away as possible.

Bee-culture does not seemingly loom very large, and cannot be termed a staple industry. So much of the successful production of honey depends upon an abundance of good clovers, and so much of the latter is dependent upon suitable seasons, that a careful study of the most interesting work is absolutely necessary before suitable sites for apiaries should be selected. Especially is this so in a district like Hawke's Bay, where flowering hedges are scarce, and where rye-grass and cocksfoot are such dominating factors in its productivity.

Although the past year ended with a general feeling of depression, it does not appear that there is any sudden decline in land-values. There are, of course, instances of inflated prices which must come down, but few sales are taking place, and well-held, well-farmed lands are not likely to deteriorate in value. After all, good producing lands are the best asset the Dominion has to set against the present load of liabilities and debts. Little distinction can be drawn between the present conditions of Crown tenants and the rest of the farming community. Each is similarly affected by seasons and prices, but the former has the advantage of possessing a considerate landlord, and, except in cases where high goodwills have been paid, the Crown tenant is in a satisfactory position.

*Lands opened for Selection.*—The total area made available during the year for soldier settlement amounted to 65,285 acres, including ten land-for-settlement blocks; the George Hunter gift block (2,785 acres); also two blocks, Parinui and Rissington Settlements (4,844 acres), settled under the provisions of section 3 of the Discharged Soldiers Settlement Amendment Act, 1917; besides various miscellaneous areas amounting to 11,144 acres. The whole of these lands, representing 143 separate holdings, were selected with the exception of two sections, showing the keen demand still existing for Hawke's Bay lands. In connection with the settlement of this large area the Land Board dealt with 1,347 applications received from all parts of the Dominion. The unselected lands comprised 10,470 acres of difficult country, and it is proposed to now open them for general selection with preference conditions.

The most important blocks made available for grazing were the Ohuka Settlement (16,617 acres) and Ardkeen Settlement (11,296 acres), respectively about twenty-two miles and twelve miles from Wairoa; the George Hunter gift block (2,785 acres), about one mile from Porangahau; the Crownthorpe Settlement (8,805 acres), about sixteen miles from Hastings. The following settlements suited for dairying pursuits and general farming were also opened: Repongaere (2,302 acres), about twelve miles from Gisborne; Omana (917 acres), about twenty miles from Wairoa; Homebush (268 acres), about five miles from Gisborne; Paremata Settlement (998 acres), about three miles from Tolaga Bay; and Glengarry Settlement (1,950 acres), about two miles from Dannevirke.



*Land Board Work.*—The work of the Land Board has shown little diminution during the year. A total of seventeen meetings (including the regular quarterly meetings at Gisborne) have been held, involving the consideration of 1,765 different items, being matters arising chiefly out of soldier settlement. Mr. L. McKay, whose term of office expired in May, was reappointed, and Mr. R. B. Ross, the Crown tenants' representative, was re-elected during the year by a substantial majority.

*Revenue, &c.*—The gross revenue for the year was £366,952, the largest ever realized for this district. Compared with the two preceding years the figures are as follows: Year ending 31st March—1919, £192,830; 1920, £243,089; 1921, £366,952. This large increase is due mainly to three factors—viz., the general prosperity of the district, notwithstanding some setbacks in the way of a dry season, and the resultant prosperity of the farming community, meaning prompt payment of rent by Crown tenants; the conversions to fee-simple (£55,128), a reflex of the foregoing; also the large revenue received under the heading of Discharged Soldiers Settlement Account. As regards rental arrears, the following comparison with the previous twelve months is favourable, having in view the large increase in the number of Crown tenants on the books in the period: As at 31st March, 1920—defaulting tenants, 90; amount owing, £5,001. As at 31st March, 1921—defaulting tenants, 57; amount owing, £5,091.

*Lands for Future Selection.*—During the coming year an area of 24,200 acres will be available for settlement in fifty-two holdings, as follows: The Hurakia Block, of 9,103 acres, in twelve holdings, five of which are for discharged soldiers and seven are preference allotments to Natives who were formerly interested in the land. The Wharekaka Settlement, of 778 acres, in fourteen allotments: first-class dairy land. The Hangaroa and Patutahi Blocks, of 7,487 acres, in seven allotments: education reserves, the leases of which have expired; fair to good grazing country. The Glencoe Settlement, of 477 acres, in eleven allotments: first-class dairying and small-farming land. The Hernatureia Block, of 3,553 acres, in two allotments: third-class land. The Te Reinga Block, of 1,600 acres, in three allotments: fair bush block. The Paraeroa and Waihora Block, of about 1,200 acres, in three allotments: first-class grazing-country.

In addition to these the Hereheretau Block, of 6,444 acres, will be ready for leasing under special statutory terms to the Maori Soldiers' Fund Council Incorporated Trustees, Gisborne.

There will also be reoffered for selection, with preference as indicated in section 4 of the Land Laws Amendment Act, 1920, an area of 14,526 acres in Puketapu Survey District and Tuahu Survey District; also the Putere and Kahotea Blocks. These were lands previously opened purely for soldier settlement, but have failed to find applicants under that heading, and will, on the Board's recommendation, be made available for restricted civilian application (including discharged soldiers) in terms of the Act. These are third-class lands.

A large block of bush country, containing 18,600 acres, near the Motu, has been subdivided into seven sections, but immediate settlement cannot take place until certain roading is effected, and estimates of the cost of this are now in preparation.

There are still about 8,000 acres of the northern part of the Purahotangihia Block to be disposed of, but this, being pumice country, will be held back pending railway facilities.

Of Native lands, the Crown holds interests amounting to 26,000 acres on the east coast. The settlement of these lands has been kept back by the difficulty of dealing with scattered areas having little or no access, but a scheme for consolidation of the Crown's interests is now under consideration, and should remove most of the trouble. In the Hawke's Bay portion of the district the same difficulty exists in a less exaggerated form, and interests owned by the Crown are not large, and are mostly subject to existing leases to Europeans, who have certain rights under the Native Land Act Amendment, 1913.

## TARANAKI.

(H. J. LOWE, Commissioner of Crown Lands.)

*Conditions and Progress of Settlement.*—The past year has been a momentous one, if for nothing else than to show how a seemingly safe position can, without any fault of this Department, or want of farming knowledge on his part, react on a settler. In the early part of the financial year 1920-21 prospects looked well, and the price of butterfat had risen to a height previously undreamed of: this undoubtedly—in this district at any rate—tended towards an increase of the price of land not warranted if a relapse occurred. The latter sudden collapse of wool, meat, hides, &c., meant a fall in the grazing section of the province that will require some hard tiding over; but so far as the State is concerned, we are trying in every legitimate way to meet the situation as regards our selectors. The producing-capacity of the district varies from one extreme to the other, but taken as a whole the average is well above normal; land on the Waimate Plains in particular has for many years steadily increased in value, and the returns have justified many of the prices quoted as obtained; but at these higher rates more intensive cultivation must be resorted to if selectors wish to obtain results commensurate with the outlay. Another fact that strikes one when first inspecting the district is the dissimilarity frequently encountered in properties only separated by a road or small stream: it is soon apparent that a certain locality cannot be generally assessed at an average acreage rate because you have thoroughly investigated one section in such area and on general appearance the other possessed the same characteristics. Each one must be taken on its merits, although in the south-western portion this is not noticeable to so marked an extent. To assess land, however, this last year has been beyond the powers of the keenest judges, and many reputed shrewd farmers, so far as productivity and management of their farms are concerned, have quitted these at prices extremely tempting, only to see them passed on at increased rates. While not, in numerous cases, considering

these prices are justified, the valuer who assessed the land at a "working rate" has been faced with the knowledge thereafter that the "speculative price" obtained is far in advance of his recommendation, and speculation as against "saner judgment" has no doubt been responsible for high prices obtained. It can be stated without contradiction that these properties were acquired purely to resell: no intention by the purchaser of every farming such land. The stock-market has also fluctuated accordingly, but it is hard to assess at the end of March stock-prices when a market is unsettled. These matters are being set out by the Supervisor of Discharged Soldiers in a special report.

The rainfall has not been so heavy this season as last, and returns from dairying properties have suffered somewhat, more particularly in January and February of this year, when the dry conditions restricted the output. There is very little reason to doubt there would have been a record year's receipts for dairy-farmers had not a very short spring been followed by the dry period above noted.

*Land opened for Selection.*—This has practically all been for soldiers, and the dairying estates will, I have every hope, prove a success: grazing and sheep country are experiencing a hard time owing to the slump in the staple products from such classes of lands. Estates totalling eighty-seven sections, of an area of 13,098 acres, have been placed on the market during the year, while some fifty-one sections, representing 10,142 acres of Crown lands not previously offered, have been also made available, and individual sections of land forfeited or previously unapplied for have swelled the total. There has been keener demand for land suitable for dairying than for the grazing country, the latter as a rule generally being further inland, much broken, and road access not nearly so good as the more closely settled dairy land. A noticeable factor lately has been the adoption of the home system of separation on land previously held for grazing where small river-flats or higher-class portions of the sections have been utilized for dairying, the companies sending round conveyances to collect the cream.

*Freeholds and Cash Sales.*—As will be seen from the tables, this work has been exceptionally heavy in the main, being caused by the acquisition of the freehold of West Coast Settlement land previously held under lease from the Public Trustee on behalf of the Native owners. But for the prevailing depression in the money-market these figures would undoubtedly have been considerably exceeded.

*Land Board Work.*—The lessening of advances to soldiers has given the Land Board in the latter part of the year a less strenuous time than in the earlier part, but the volume of business is indicated by the undermentioned return, and members are now getting worried over postponements of rents, &c., and the break-up of partnership concerns which have generally proved most unsatisfactory: Soldiers' applications dealt with, 786; ordinary transfers, 300; miscellaneous items, approved applications, and general, 354: total dealings, 1,440.

*Revenue and Arrears.*—The figures in the revenue returns are heavy, freeholding and cash sales being responsible for a large proportion thereof. Exclusive of returns in connection with discharged-soldier work, the sum of £261,836 15s. 3d. was banked for the year, as against £89,527 for 1919-20, and £72,322 for 1918-19. Details are shown on the various tables. The arrears are £5,213, and but for the financial stringency would have been much less.

*Land remaining for Selection.*—After so many years of opening up country and the best always being wanted, the residue of Crown lands is not by any means up to the standard of that for many years put on the market, being for the most part rough and broken up to deep gorges. In fact, a large portion thereof should be held back, firstly for forest purposes, to allow for the timber shortage that must inevitably come, and secondly to conserve and preserve the rainfall, an essential to the district. When one considers the present high cost of road-formation, the difficulty of access, and the distance from markets of way-back bush country, and the way it is broken by ravines, it is setting young settlers a heavy task, and older ones a practically impossible one, and it makes one pause before recommending certain of this land be opened up under present conditions, and a halt for a period might reasonably be called. Taranaki is a small province, but fairly closely settled, and one has an opportunity of observing its workings as regards settlers holding from the Crown and those not so situated. The main industries being butter and cheese production, and the prices for such commodities being well sustained, those who held their lands have no reason to complain; but the present uncertain conditions as to next season's output will be causing serious concern to those who bought in on a 2s.-6d.-per-pound butterfat basis. The wool and grazing industries have, in common with the whole Dominion, been hard hit; this district is practically all cross-breed as regards wool, and the financial strain is more accentuated on that account. Taking farms in the district as a whole, one cannot stress too strongly faults in particular that require remedying, in too much overstocking, too little manuring, and not enough provision for winter feeding.

## WELLINGTON.

(G. H. M. McCLURE, Commissioner of Crown Lands.)

*Condition and Progress of Settlement.*—The year opened with a bright outlook, but in February and March the values of cattle, sheep, and wool dropped beyond all expectations, the decline being without precedent in the history of the Dominion, and causing very serious financial depression, which was more severely felt by the farmers engaged in pastoral pursuits than by those on dairy farms, where remunerative prices were obtained for butterfat. The prospects of the dairy-farmer are not so good for the coming season, but even though the price of butterfat may decline, those who are engaged in this industry should have a successful year. Those whose farms are used solely for carrying sheep and cattle, on account of the unforeseen drop in values above

mentioned, have had a most anxious time, and until the values of stock and wool return to a parity at least with those of 1914 it is impossible to foretell what are the prospects of this class of farming. With regard to land-values and the prices of the primary products, it would be both fallacious and misleading to attempt to quote figures, and this will remain so until the finances and markets of the world again become stabilized and the present industrial unrest disappears.

*Land opened for Selection.*—The land offered comprised twenty-one allotments in the Tukurumuri, Akitio, Tiraumea, Pihautea, and Heights Settlements, of a total area of 10,841 acres, opened for selection by discharged soldiers, for which there were 156 applicants. A small area of 34 acres, education-reserve endowment, near Palmerston North, was offered in six allotments, and twenty-two discharged soldiers competed for them. In the Kaitieke, Ngamatea, and Makotuku Survey Districts thirteen allotments were offered to discharged soldiers, the area being 3,632 acres, for which there were 134 applicants. The balance of the Normandale Settlement, near Lower Hutt Railway-station, comprising 243 acres, was offered in fourteen allotments for cash or deferred payments, and twelve allotments, of an area of 209 acres, were disposed of. Sixteen small areas near Kakahi, upon many of which has been built houses for the workers formerly employed by the State sawmill, were offered by auction for cash or deferred payments, and all were disposed of, in most instances to the persons in occupation. Seventy-eight allotments in the Town of Tangimoana, which were laid off near the mouth of the Rangitikei River, for seaside residences, and upon many of which cottages had previously been erected, were offered for selection under town renewable lease, and fifty-nine have been taken up, nearly all those who had erected dwellings securing their sections.

*Freeholds.*—Of the total number of 149 tenants who converted 23,634 acres to freehold, considerably more than half were lessees in perpetuity, though the area dealt with represented about one-fourth of the total area; while the occupation-with-right-of-purchase tenants made up about one-third of the total number, with an area a little less than half the total area of the conversions.

*Land Board.*—The Board held twelve ordinary and four special meetings for the examination of applicants and ballot for land offered to discharged soldiers, also one special meeting to deal with matters in connection with Tiraumea Soldier Settlement. The sittings lasted over thirty-nine days, and the business comprised 2,931 items, about two-thirds being connected with the settlement of discharged soldiers.

*Revenue, and Arrears of Rent, Instalments, and Interest.*—The gross revenue was £462,376, of which £101,414 is accounted for by repayments and receipts under the Discharged Soldiers Settlement Act. There was also an excess of £2,816 in receipts for credit of the Waimarino Fire Relief Fund, and an excess of £4,724 in receipts from timber royalties. The amount for cash sales and freeholds did not reach the estimate by £10,748, but there was a considerable increase in the receipts from leases under special tenures, Discharged Soldiers Settlement Act, principally caused by the volume of business resulting from the purchase of land under section 3 of the 1917 Act.

The number of tenants in arrear holding under the Land Act tenures does not differ very materially from the returns for last year, there being 134, owing £2,902, an increase of twenty-six tenants, representing a sum of £1,387, principally in the pastoral-run, miscellaneous, national-endowment, and education-reserves tenures. Under the Discharged Soldiers Settlement Act 132 tenants owe £14,117, as compared with 120 owing £11,127 as at the 31st March, 1920; and, taking into consideration that the total rent roll under this tenure is £87,330, and that it has increased during the year by about £36,800, coupled with the difficulties the tenants have to contend with during the present financial crisis in meeting their obligations the position cannot be considered to be very serious. It will only be by dealing with each case separately and judicious postponements that a satisfactory result can be expected.

Regarding instalments and interest under the heading of "Dwellings" the figures show a favourable comparison with last year: whereas then the amount was £3,644, it is now £2,239, a reduction of £1,405. This result is largely due to the energies of the Inspector of Securities, who has closely investigated each case of arrears and brought about this satisfactory position. The accounts for farm advances do not compare so favourably, the arrears on the 31st March, 1920, being £3,599, and this year £14,580, the amount being principally interest for broken periods prior to the first instalment becoming payable. Close on two hundred new accounts for instalment mortgages were opened during the year, and the result above mentioned is principally due to the fact that no payments are required for mortgagors under section 2 of the Discharged Soldiers Settlement Act, 1917, until in some instances nearly twelve months have expired. Under the heading of "Current account advances" the arrears have increased from £7,941 to £16,425, and a great deal of this may be attributable to the present financial position. Every endeavour is made to reduce the interest owing where the settler is dairying, by insisting on a substantial quota of the milk returns, but not less than one-eighth, being paid by an order for deduction from the factory cheque.

*Land remaining for Future Disposal.*—The land available for immediate disposal consists of seventeen allotments in the Haunui No. 2, Almadale, and Pihautea Settlements, a total area of 1,054 acres, good dairy land; also seventeen acres in four small allotments in Pitt Settlement as residential areas. As soon as the necessary street-works in the Hall-Jones Settlement, near Lower Hutt, are completed, forty-one allotments, of a total area of 60 acres, will be opened for selection. An area of 7,811 acres of bush land suitable for grazing purposes when cleared will be offered during the year, in sixteen allotments, situated in the Hautapu, Maungakaretu, Ruahine, Makotuku, Whirinaki, Retaruke, and Owatua Survey Districts. Practically the whole of the Crown lands that are suitable and will become available in the future for settlement are covered with milling-timber, and it is estimated that within the next two years an area of about 9,000 acres of land, principally suited for grazing, and situate near the Main Trunk Railway, between Taihape and Taumarunui, at present held under milling licenses, will become available for settlement, and provide about thirty

holdings A further area of about 15,400 acres in the same locality is held under milling licenses extending over various periods.

*Conclusion.*—The past year's work in all its branches, and more especially as affecting the settlement of discharged soldiers, has been unusually onerous and severe; and I am pleased to be able to place on record my appreciation of the work of the whole of the officers concerned.

### MARLBOROUGH.

(J. COOK, Commissioner of Crown Lands.)

*General.*—The past season has been good for both stock and crops, with the exception of the latter part of the summer and autumn, which has been too dry, and in consequence there will be rather a shortage of feed for stock this winter. The fall in prices of wool, meat, grain, &c., has had a serious effect on agricultural and pastoral industries, which is particularly marked in this district, owing to the unsatisfactory means of communication existing between this province and the central markets. Then, again, the only freezing-works in this district were damaged by fire, and had to shut down, thus still further aggravating the position. Marlborough was almost free from floods of a serious nature during the year. Groynes are being erected in the Clarence River for the protection of the bridge approaches, and incidentally the accommodation-house and reserve alongside. However, the construction of further works is required in different parts of the district for the protection of bridge approaches and areas of rich river-flats.

*Cropping.*—Very little wheat was grown during the past season, the bulk of the crops consisting of oats, barley, and peas. The pea crop was well up to the average, and oats and barley yielded fair returns. The value of lucerne is now fully realized, and I am glad to say the area under this crop is extending every year and doing exceedingly well.

*Dairying Industry.*—This industry continues to grow apace, the herds coming into profit in much better condition than in the previous year, by reason of the good season. The expansion is particularly noticeable in the Kaikoura County, where there are two factories producing cheese.

*Fruitgrowing.*—This industry is increasing in the district, although the area under cultivation does not compare with that in the neighbouring district, Nelson. The quality of the apple crops now being marketed is first class, and is probably fully equal to anything produced in the Dominion. The want of greater facilities for placing the produce on other markets has again been detrimental to the fruitgrowers. There is a fruit-preserving factory operating in Blenheim.

*Timber.*—A further revival has been experienced owing to the increased demand for building-material. There are thirteen mills operating in the district, three on Crown lands and ten on private lands. Small patches of native bush that a few years ago were considered practically valueless are now being milled, and there is evidence that the time is fast approaching when no native timber will be available. There are two plants cutting *Pinus insignis* plantations. This timber is meeting with ready sale, despite some diversity of opinion as to its qualities.

*Flax.*—There has been no activity in this industry during the year, operations being suspended to allow the flax to grow.

*Mining.*—Very little has been done during the year, but work is still continued at the scheelite-mine in the Wakamarina Valley. There are also several gold ventures in the Wairau and Wakamarina Valleys, while a good coal find is reported from the Awatere Valley.

*Lime-works.*—There are now three of these established in the district, one at Ward, one at Kaikoura, and one recently opened at Willawa Point, south of Wharanui. The latter is burning the stone for quicklime, while the other two, which are now at a standstill, were turning it out crushed in the raw state.

*Small Grazing-runs.*—Eight small grazing-runs in the Kaikoura district, five in the Awatere district, and twelve in the Wairau district were reassessed and relet to the original lessees, the rent in one case being finally fixed by arbitration. Of the twenty-five runs relet, seven were under the Land for Settlements Acts.

*Education Endowments.*—The position in regard to these is the same as formerly—viz., that lands of value from a farming point of view are all occupied, while the majority of the small town sections, chiefly in Picton and Kaikoura, are permanently leased, the remainder being let on yearly tenancies. There were no expiries of leases during the year.

*Land Board.*—The Land Board held twelve ordinary meetings during the year, and one special meeting at Kaikoura in conjunction with the Goat Hills Settlement ballot for discharged soldiers. Mr. J. S. Storey was reappointed as a member of the Board, and Mr. James Fulton was re-elected to a similar position by the Crown-land selectors.

*Land for Future Selection.*—There is practically no land available for future disposal, except an area in the Upper Opouri which is now in the hands of the sawmillers.

### NELSON.

(H. D. MCKELLAR, Commissioner of Crown Lands.)

*Conditions and Progress of Settlement.*—Settlement has not advanced during the year as much as could be desired, with the exception, perhaps, of the west coast portion of the district, where a good season has been experienced and a record output of butterfat produced. The two butter-factories in that locality increased their output by over 30 per cent. Dairy-farmers in the other parts of the district have also done well. Dairying is on the increase, owing no doubt to the depressed

state of the stock and wool markets. Those settlers who have engaged exclusively in sheep-farming have suffered a severe setback. Practically no wool has been sent from the district, owing to the low price offering, which would hardly cover cost of cartage and handling. Most of last year's clip is therefore still in the sheds. Settlers who are firmly established are doing fairly well, but have not brought extensive areas into profit, owing to the large cost of material, labour, and grass-seed. Dry-weather conditions prevailed into the late autumn, enabling a few settlers in the bush districts to secure good burns, and in some cases to clear up previous unsuccessful ones. In most cases the soldier settlers, though somewhat discouraged by the depressed state of the stock-market, are showing a good spirit and endeavouring to make the best of the situation. A number have been obliged to apply for concessions.

The general conditions in this district, which has felt the financial depression in common with the rest of the Dominion, are perhaps not quite as acute as in other parts where land-values had reached a higher level. With the cessation of demands for properties the values fell a little. Stock responded more in accord with values throughout the country. Farm-produce was in a better position, though some oat crops were poor. Dairy factories report good business, and considerable expansion took place in west coast districts, grass being plentiful as a result of good rains. The weather conditions were mostly dry right into the late autumn. The apple industry is more encouraging owing to better shipping facilities, and since the close of the financial year the sales in London have been very satisfactory. Satisfactory business is reported in the extensive and up-to-date local fruit-preserving and jam factory. Hop-growers have also realized good prices. The general farming community have felt the scarcity of money in many ways, and even long-standing settlers otherwise in a comfortable position have found a temporary difficulty in meeting their obligations. Even a slight rise in the price of wool, which may reasonably be anticipated, will relieve the immediate difficulties with which many of the settlers are faced. Generally speaking, and having regard to the unusual conditions, the progress made may be regarded as satisfactory.

*Land opened for Selection.*—There is little to report under this heading. Practically all the lands opened were specially set aside for selection by discharged soldiers only, and the demand has been somewhat disappointing, partly due to the slump and its effect on business generally, which has checked applications, though many inquiries had previously been made by genuine land-seekers. It will be necessary to consider the question of making these areas available for general application. Selections continued to be made under the regulations for the occupation of pastoral areas in the Westland and Karamea Mining Districts, but these applications are not so numerous as heretofore. A considerable number of forfeited or surrendered sections and some new blocks will be opened for application in the coming winter months. These should attract some new settlers into the district.

*Freeholds.*—Most of the Nelson Land District is situated in the Westland and Karamea Mining Districts, and a large area is also national-endowment land. The majority of the settlers are therefore unable to acquire the freehold of their farms. Most of those who can acquire the freehold of the lands comprised in their leases refrain from doing so. They are either satisfied with the conditions of their leases or are unable to purchase owing to the financial stringency. Few freeholds have, therefore, been acquired during the year under review.

*Land Board Work.*—In addition to the ordinary monthly meetings of the Land Board several special meetings were held at the Principal Land Office to cope with the extra work arising out of the settlement of discharged soldiers, and the meetings usually held in Murchison, Westport, and Reefton, were abandoned. Owing to the depressed state of the markets applications from discharged-soldier settlers and others for concessions were numerous, especially in the closing months of the year. Each of these applications was dealt with sympathetically on its merits after careful investigation. The policy of the Board is to help the man who is making an honest effort to achieve success.

*Revenue and Arrears totalling £95,000.*—The revenue for the year shows a considerable increase over that of last year, due to a large extent by repayments of advances made to discharged soldiers. The ordinary revenue, though estimated to be £31,000, was actually £39,000, which is an increase over last year's receipts of £5,000. Receipts from discharged soldiers' advances totalled £55,500, an excess over estimates of £30,000, and in excess of last year's receipts of £40,000. Total arrears are approximately £10,000, made up as follows: Ordinary revenue, £5,000; and discharged soldiers, £5,000. The arrears in ordinary revenue are due to the depression in the wool and stock markets. The same applies to the discharged soldiers; and while a considerable portion of the arrears have since been accounted for by payment or postponements, there is every reason to believe that all will be collected and accounted for.

*Land remaining for Future Selection.*—Most of the unoccupied land in the district has now been made provisional State forest. The land so dealt with consists of high and remotely situated areas, but some areas were included that were only unsuited for settlement on account of their inaccessibility and limited extent. The principal difficulty in dealing with the remaining lands in the district is how to provide road access. Generally speaking settlers will not take up land if they cannot obtain means of access, and in this district the remaining Crown areas are of such low value that they will not provide sufficient security for the moneys necessary to build access roads. Action is being taken with a view to opening for selection during the ensuing year the most accessible and easily roaded blocks.

## WESTLAND.

(R. S. GALBRAITH, Commissioner of Crown Lands.)

During the past year the seasons in Westland were exceptionally favourable for farming operations; crops of all kinds did well, and the unusual amount of continuously dry weather experienced in the summer and autumn enabled oats, hay, &c., to be saved for winter use. Good burns were

obtained where bush had been felled, with a consequently better take of grass and turnips than usual. Feed has been plentiful throughout the district, and farmers, especially those engaged in dairying, have had a very successful season. Most of the more accessible farming land is now being cultivated, and the value of liming demonstrated by increased crops and abundance of grass.

Towards the latter part of 1920 the price of wool fell very considerably, and this fall has continued until at the present time this product is practically unsaleable, and most farmers are holding their clips in the hope of a rise. Sheep-farming in this district is, however, usually more or less of a side-line, and settlers in Westland will probably be less affected than those in most other localities.

Prices for stock during the year were at their highest, fat bullocks ranging as high as £28 to £30, cows and heifers £18 to £20, sheep £3. Latterly, however, prices have fallen rapidly, and the latest quotations show a very great falling-off; they average approximately—fat bullocks, £12 to £13; cows and heifers, £8 to £9; sheep, £1 15s.; store cattle, £5 to £9; sheep, 7s. 6d. to 10s. (mixed lots).

Dairy-produce has remained firm, butter-fat averaging about 2s. 4d. per pound. There are five butter-factories in the district, situated at Greymouth (two), Arahura, Kokatahi, and Kumara; and three cheese-factories, at Harihari, Waitaha, and Wataroa respectively: these have all been working to their fullest capacity throughout the season.

In the more southern part of the district farming is confined to cattle and sheep raising and fattening, some really splendid stock being turned off every year.

During the year a new crushing plant has been installed at the Ross limeworks, and good lime is being produced, but the output is not yet sufficient to cope with the increasing demand.

Very little flax-milling has been done during the past twelve months; practically only one mill has been working, and that only intermittently, and this industry appears likely to remain dormant until prices improve.

There has been considerable increased activity in the timber industry; prices have been very high, and the output (49,000,000 superficial feet) is a record one for a good many years past.

The American Gold-mining Syndicate, referred to in my last year's report, has recently launched a very large dredge at Rimu Flat, near Hokitika. It is anticipated that dredging operations on a big scale will shortly be commenced, and the development of this venture will be awaited with hopeful interest.

In the past two years large areas throughout the district have been proclaimed as provisional State forest, the total area to date amounting to some 1,600,000 acres. The majority of the large pastoral runs are now included in these State forest areas, and the question of preserving to the present runholders the contingent rights of renewal and improvement given to them under Part VI of the Land Act, 1908, is one which requires very careful consideration.

On the whole the district has shown steady progress during the past year, and, although the present outlook in regard to prices for wool and stock is perhaps not very bright, there is every reason to look forward with confidence to a fair measure of prosperity for the settlers in the coming year. A large proportion of the settled land in Westland is held under lease or license from the Crown, there being comparatively little freehold. As far as can be judged, the Crown tenants are quite holding their own with the remainder of the farming community.

*Land opened for Selection.*—Five sections, totalling 1,906 acres, and one pastoral run, of 14,000 acres, were offered by ballot during the year to discharged soldiers exclusively. With the exception of one section of 505 acres all were taken up. Exclusive of miscellaneous leases and the above-mentioned run, an area of 7,000 acres was taken up by thirty-six settlers.

*Freeholds.*—The total area of freehold in this district is at present about 155,000 acres; nineteen leaseholds, totalling 8,371 acres, having been purchased during the past year.

*Land Board Work.*—The Land Board held twelve meetings during the year, one day in each month. At each meeting the forenoon was devoted to discharged soldiers' applications, &c., and the afternoon to ordinary business. In addition to numerous miscellaneous matters brought before the Board, 154 applications for land, 215 transfers, and 98 applications for advances to discharged soldiers were dealt with.

*Revenue and Arrears.*—The gross revenue for the year from all sources was £36,440; the actual rent-roll was £9,692, arrears of rent, &c., at 31st March being £559. Of this amount some £150 has since been paid in; £160 is in the hands of the Crown Solicitor for collection, and every effort is being made to reduce these arrears.

*Land remaining for Future Selection.*—The Crown lands in Westland available for future selection consist chiefly of bush country, more or less heavily timbered, and of worked-out milling-bush, generally of rather poor quality and difficult to bring into profitable cultivation. About 4,000 acres of milled-out bush of fair quality are now under survey, and it is estimated that some 7,000 acres will be available for selection during the coming year.

## CANTERBURY.

(G. H. BULLARD, Commissioner of Crown Lands.)

*Conditions and Progress of Settlement.*—The settlement of discharged soldiers has again constituted the bulk of the work of land administration in this district during the past year. The season has not been a favourable one. During the months of spring there was a considerable rainfall, which interfered with the sowing of crops. Then again during the summer the season has been particularly dry, and feed is now scarce. Wheat crops have been good, but oats poor; turnips and rape have suffered from the long drought, and now blight is prevalent. The prospects for winter feed are not

bright, and farmers have been unable to prepare their land for cropping owing to its baked state in consequence of the long drought. In addition to these drawbacks the settlers have at present to contend with a very serious slump in prices of produce, and great difficulty in getting money from the financial firms. Settlers who are depending on sheep for a livelihood are in a very unfortunate position, this year being a particularly bad one for them.

Speaking generally of the farming prospects of the district, the outlook at present is not promising, and should the winter be rough it will tell on stock, owing to scarcity of feed. There would have been a record area put under wheat this coming season, but owing to the long dry spell farmers have been unable to prepare as much land for cropping as would have been the case under more favourable conditions.

The total number of Crown tenants on the books on the 31st March, 1921, was 4,045, occupying an area of 4,244,283 acres, and paying a rental of £287,642 per annum. The total revenue received was £488,165, being £172,253 in excess of the amount for the previous year. Included in these figures are primary and secondary educational endowments of a total area of 71,407 acres, occupied by 232 tenants, who are paying an annual rental of £28,825.

*Land opened for Selection.*—Fifteen settlements, comprising 117 sections, were offered for soldier settlers, of which twenty-two were not taken up owing to T.B. men not being satisfied as to situation, but there will be no difficulty in disposing of these lots otherwise. One pastoral run, 3,403 acres, a subdivision of a larger run, was taken up by a soldier. A further seven lots, comprising 702 acres of miscellaneous Crown lands, were also opened. There were eight auction sales, at which were disposed of township sections, reserves, &c., comprising 4,003 acres.

*Freeholds.*—During the year thirty-three selections, comprising 785 acres, were alienated under freehold tenure. In addition to these, deferred-payment licenses were issued over eight holdings, comprising 4,130 acres.

*Land Board Work.*—The work of the Land Board has continued to be very heavy. There were twenty-two meetings during the year, extending over forty-nine days, and the Department is indebted to the members for their untiring services. 489 applications to transfer were dealt with, thirty-three of which were refused.

*Revenue and Arrears.*—The revenue came in very well during the year; the arrears still showing a decrease as compared with the previous year, as has been the case in the last four years. It is only owing to steady and persistent attention that arrears can be kept down.

*Lands remaining for Future Selection.*—These comprise 22,943 acres, of which 1,364 acres are reserved for returned soldiers, divided into twenty-two sections. There is a pastoral run of 21,200 acres, being a subdivision of a larger area, to be opened for soldiers, and the balance are township sections, &c.

## OTAGO.

(ROBERT T. SADD, Commissioner of Crown Lands.)

Last season in Otago was not very favourable. The winter was mild, with not much snow on the high country, and there were no serious losses of sheep; but the winter was followed by a very cold backward spring, with cold south-west rains and high cold winds; this weather caused considerable losses of lambs in the paddocks. Cold broken weather was experienced up to the middle of December, after which the weather became much warmer, but too dry, especially in Central and North Otago.

The crops in North Otago were above the average, especially wheat; there were some fine crops in this district round Papakaio, Otekaike, Tokarahi, Elderslie, and Totara. The oat crop is not so good, although there are some fair crops; the price, however, is down very low. There were good crops of barley and wheat in the central part of the district, and the prices are good; barley went to 46 bushels, and wheat to 45 bushels and in one case to 52 bushels. The turnip crops are generally much below the average; there are some good crops in the southern part of the district and round Heriot, but in parts of Central Otago, owing to the dry weather, the crops are very poor and in some cases a failure. Generally the grain crops have been fair, but there has been a great shortage of grass. The dairy-farmers have had a fair season owing to the high price of milk, but their receipts have been much affected by the dry season and consequent scarcity of feed in some localities.

Owing to the high prices paid for land during the last year or so, a good many settlers sold their land, and had in some cases to buy in again at still higher prices. This procedure and the high prices ruling for stock and produce has caused an undue inflation of land-prices, and now that there is a serious drop in the prices of wool and stock it is difficult to see how some of those recently settled can make a success of their farms. No doubt the old-established settlers, after having had a number of good seasons, will be able to stand the drop in prices, but those recently settled, amongst whom there are a number of returned soldiers, will find it difficult to hold their own. No doubt the price of wool will be low for a year or so, but fat stock should command a fair price.

The principal work in general administration has been the transfer of Crown leases, and in several cases, owing to the very high consideration, these were declined, to prevent an unduly heavy burden being placed on the incoming tenant. The present slump in prices now shows the wisdom of this course. Generally the prospects of sheep-farmers are not good, but those engaged in dairying or grain-growing, especially wheat and barley, should get good returns.

The flax industry, owing to low prices of fibre, has declined to a great extent.

Rabbits are very numerous in Central Otago, owing to the dry season, and probably also to the drop in the price of skins; numbers of owners have been fined for failure to keep them in check.

**Fruit industry:** This industry is steadily growing, chiefly in Central Otago and North Otago. There are some good crops both of stone and pip fruits. Last season, owing to the sugar-shortage, the price of the stone-fruits was not so good as usual, but on the whole the prices realized were satisfactory.

*Lands opened for Selection.*—The total area opened for selection for the year ending 31st March, 1921, was 191,230 acres, consisting chiefly of special-tenure leases (soldiers'), 45,946 acres, and pastoral runs and small-grazing-run leases (also for soldiers), 145,260 acres. The following pastoral runs were subdivided and offered for discharged soldiers: Kyeburn, Puketoi, Ida Valley, Moutere, and Moa Flat Downs (all selected). These subdivisions of runs are only suitable for pastoral purposes—chiefly sheep. Also four estates in North Otago, which are all selected, and one estate near Waipahi (not all selected). A great proportion of these estates is ploughable, and the land generally is suitable for mixed farming. The Teviot Settlement, consisting of 22,000 acres of freehold land and 48,000 acres of leasehold pastoral country, was offered for selection by discharged soldiers, but only eight out of thirty-two holdings were selected. The reasons for the non-selection were probably (1) the drop in prices of wool and stock, (2) the decreased demand for land by soldiers, (3) the special condition regarding non-stocking for twelve months, (4) the very dry season, which gave the country a bad appearance.

**Freehold tenures:** Under this heading an area of 530 acres was sold for cash, in twenty-six sections, consisting of either town or suburban land sold by auction; an area of 8,749 acres was purchased by fifty selectors, chiefly lessees holding leases with a right to the freehold.

*Land Board.*—Owing to the large amount of work entailed by soldier settlement it was found necessary to hold two meetings a month, and most of them extended over two days. The term of Mr. James Smith expired in February, and he was reappointed.

*Revenue and Arrears.*—The revenue received from rents, &c., for the year ending 31st March, 1921, was £164,894, and repayments of advances and interest were received to the amount of £88,087. The arrears of rent amount to £2,169; number of selectors, 66. This amount includes nineteen forfeited leases, totalling £1,512.

*Land remaining for Future Selection.*—The Mount Pisa and Beaumont Runs have been subdivided, and will be offered for selection during the current year: total area for disposal, 169,000 acres, in twelve runs, and about 3,000 acres for small subdivisions ranging from 80 up to 200 acres. Wilden Run, 46,000 acres, in ten subdivisions, will also be offered.

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## SOUTHLAND.

(THOMAS BROOK, Commissioner of Crown Lands.)

During the earlier part of 1920, Southland, in common with other districts, experienced a sharp rise in land-values, due principally to the high prices obtainable then and for some time previously for all classes of farm-produce. While the prices for small areas of first-class land show a steady increase for some years past, this has been due mainly to a more widespread knowledge of the possibilities of this class of country under good management, and not to the operations of speculators. Pastoral lands were in keen demand until the fall in wool-values took place, and in some cases goodwills were paid which seemed scarcely warranted. Since December, 1920, when financial assistance practically ceased for prospective land-buyers, very few land-sales have been made, and it is too early to state to what extent, if at all, land has fallen in value here.

Southland has a great extent of fine agricultural land, and serious failures in crops or pastures from climatic conditions are unknown. A dry period in the early summer of this year resulted in light grain crops from a few small areas in the northern part of the district, but on the whole the season has been favourable. Present indications point to an ample supply of winter feed, and stock-owners generally seem disinclined to dispose of surplus stock at the present low prices.

The position of the Crown tenants compares favourably with that of the freeholders, and on the older selections are to be found many of the most successful and progressive farmers in the district. Recent selections consist chiefly of bush lands in the hands of men of limited means, who supplement their income from the land by engaging in outside employment, and consequently are not seriously embarrassed by the present market conditions. Development of this class of holding has been retarded by the high prices of fencing-wire, building-material, and grass-seed; but progress, if slow, is sure, and failures are rare.

The high prices which all classes of stock were realizing twelve months ago were maintained until September last, when a decline set in. Present prices of fat stock show a decline of about 40 per cent. in cattle, 50 per cent. in sheep, and 40 per cent. in lambs. The output of frozen mutton will probably be less than that of last year, but in fat lambs there is likely to be a considerable increase.

Dairy-farming, the brightest feature of the year's farming operations, has proved a great asset to Southland, which now has within its borders fifty-eight factories and about three thousand suppliers. The industry is making great headway, and the year's output will be approximately 800 tons of butter and 6,950 tons of cheese. Two industries worthy of notice are the manufacture of condensed milk at Underwood, and of sugar of milk at Edendale; but the former has been curtailed and more attention given to butter.

The grain crop is an average one, but grass-seed is likely to show a slight falling-off. The renewing of old pastures has not proceeded as fast as could be wished, but now that grass-seed and fertilizers are becoming more reasonable in price an improvement in this direction may be expected.



Practically all the land opened for selection during the year was for discharged soldiers only, the principal block being Strathvale Settlement, which was subdivided into nine farms of first-class dairying-land. It was rather late in the season when this block was put on the market, so the settlers did not have an opportunity of getting buildings erected and herds together in time for the milking season. However, the selectors are all now in residence, and should eventually do well. Crichton Park Settlement was purchased under section 3 of the Discharged Soldiers Settlement Amendment Act, 1917, at the request of six soldier applicants. The country is suitable principally for grazing, and the selectors are confident of their ability to make a success of the venture without further financial assistance from the Government. Two of the settlers purchased outright, one selected on the deferred-payment system, and three decided to accept leases under special tenure.

The Waikiwi Town Settlement, which consists of suburban areas adjacent to Invercargill, was subdivided into quarter-acre lots, and forty sections were submitted at public auction, and with the exception of two or three all were disposed of. These allotments consist of excellent building-sites in a good locality; and when the demand warrants it further lots will be offered.

The number of tenants who converted their holdings to freehold during the period under review was above the average of recent years, and it is a long time since the revenue from this source has been exceeded.

The Land Board work has been heavy during the last year, with a slight falling-off in the business transacted and the number of items on the agenda papers during the last three or four months. Only monthly meetings have been held, as since the curtailment of the advances to discharged soldiers it was not necessary to have fortnightly meetings.

I am pleased to be able to report that the number of tenants in arrears with their payments at the close of the year is somewhat less than the average for the last five or six years, although the amount outstanding is slightly larger. Every effort has been made to collect amounts outstanding, and I think the result as disclosed must be considered highly satisfactory.

The land remaining for future disposal in this district consists mostly of bush areas. A large area in the Lillburn district has been surveyed, but it is not advisable to dispose of same until access has been provided, and probably until the sawmilling timber has been disposed of. An area of run country, consisting of about 12,000 acres, will be opened as a pastoral run during the year, it being a subdivision of an education endowment holding. Some subdivisions of run country the licenses of which will expire in 1921 will be surveyed during the year in preparation for opening for selection.

## APPENDIX II.—LAND FOR SETTLEMENTS.

THE following tables show the estates opened for selection during the year, and the present position of all settlements disposed of under the Land for Settlements Acts :—

## ESTATES OPENED FOR SELECTION DURING THE YEAR.

Land District.	Name of Estate.	Number of Holdings opened for Selection.	Area opened for Selection.
			Acres.
North Auckland .. ..	Koremoa .. ..	14	2,749
	Puni .. ..	12	1,270
Auckland .. ..	Hereford Park .. ..	4	1,415
	Reporoa (part) .. ..	24	4,805
	Otamarakau .. ..	9	569
	Orongo .. ..	11	449
	Pukemapou .. ..	12	1,121
Hawke's Bay .. ..	Repongaere .. ..	12	2,262
	Ohuka .. ..	17	16,617
	Omana .. ..	9	917
	Ardkeen .. ..	16	10,667
	Te Kaihi .. ..	4	1,147
	Wilder .. ..	4	2,213
	Paremata .. ..	6	998
	Glengarry .. ..	23	1,950
	Crownthorpe .. ..	18	8,805
	Homebush .. ..	14	268
Taranaki .. ..	Matane .. ..	1	50
	Ratapiko .. ..	5	610
	Taitama .. ..	7	1,438
	Arahaki .. ..	3	292
	Tawhiwhi .. ..	11	1,932
	Huatoki .. ..	37	292
	Karu .. ..	5	1,488
	Huia .. ..	6	1,554
	Kohura .. ..	11	4,459
	Marco .. ..	2	856
Wellington .. ..	Akitio .. ..	6	3,524
	Tuturumuri .. ..	11	6,162
Marlborough .. ..	Alberton .. ..	4	262
	Moorlands .. ..	6	953
	Linkwater Dale .. ..	6	450
	Goat Hills .. ..	4	5,046
	Bomford .. ..	1	133
Nelson .. ..	Blue Glen .. ..	3	3,996
	Tutaki .. ..	10	6,273
	Maruia .. ..	13	8,114
Canterbury .. ..	Riverina .. ..	5	870
	Brooksdale .. ..	18	1,608
	Springwell .. ..	6	781
	Waitohi Peaks .. ..	10	9,143
	Bankfield .. ..	9	1,453
	Lambrook .. ..	5	1,262
	Oakwood .. ..	5	448
	Hawthorne .. ..	6	656
	Isleworth .. ..	13	1,430
	Grange .. ..	3	674
	Broadfields .. ..	5	446
	Dromore .. ..	3	834
	Morten .. ..	13	64
	Lauriston .. ..	4	1,000
	Heihei .. ..	17	58
Otago .. ..	Glenn .. ..	4	1,127
	Pukenui .. ..	5	1,750
	Ardmore .. ..	5	1,151
	Wairuna .. ..	17	9,321
	Tilverstowe .. ..	7	1,466
	Poplar Grove .. ..	23	1,363
	Teviot .. ..	20	16,934
Southland .. ..	Strathvale .. ..	9	837
Totals .. ..	.. ..	573	160,782

SUMMARY OF THE SETTLEMENTS ESTABLISHED UPON ESTATES ACQUIRED AND DEALT WITH UNDER THE PROVISIONS OF THE LAND FOR SETTLEMENTS ACT UP TO THE 31ST MARCH, 1921.

Name of Estate.	Lease-holds.	Free-holds.	Principal Purpose for which Holdings are utilized.	Remarks as to Present Position.
<i>North Auckland.</i>				
Bickerstaffe .. ..	43	4	Grazing .. ..	Good.
Cadman .. ..	1	..	Grazing.	
Carltons .. ..	1	..	Dairying .. ..	Good.
Carroll .. ..	1	1	Grazing lease only.	
Craddock .. ..	4	10	Homes and orchards .. ..	Satisfactory.
Eccleston No. 2 .. ..	7	1	Homes .. ..	Good.
Hetana .. ..	17	73	Homes and orchards .. ..	Good.
Kitchener .. ..	6	6	Homes and orchards .. ..	Good.
Koremoa .. ..	13	..	Dairying .. ..	Fair.
Lawry .. ..	2	..	Homes and grazing leases .. ..	Good.
Methuen .. ..	6	24	Homes and orchards .. ..	Good.
Paerata .. ..	2	..	Mixed farming .. ..	Good.
Pakaraka .. ..	15	1	Dairying .. ..	Fair.
Parahi .. ..	10	..	Dairying and grazing .. ..	Good.
Plumer .. ..	5	16	Homes and orchards .. ..	Good.
Prescott .. ..	1	..	Grazing .. ..	Good.
Puketi .. ..	1	..	Grazing .. ..	Fair.
Puni .. ..	12	..	Dairying .. ..	Good.
Remuera .. ..	29	..	Dairying .. ..	Good.
Streamlands .. ..	13	..	Dairying .. ..	Fair.
Te Pua .. ..	4	..	Dairying .. ..	Good.
Upokonui .. ..	4	..	Dairying and grazing .. ..	Good.
Waari .. ..	16	24	Homes and orchards .. ..	Fair.
Waimata .. ..	15	..	Dairying .. ..	Good.
Waiteitei .. ..	10	..	Dairying .. ..	Fair.
Totals.. ..	238	160		
<i>Auckland.</i>				
Apata .. ..	8	..	Dairying .. ..	Fair.
Balachraggan .. ..	23	3	Dairying .. ..	Very good.
Clifford .. ..	9	..	Dairying and mixed farming .. ..	Fair.
Delaney .. ..	1	..	Homes .. ..	Fair.
Fencourt .. ..	25	20	Dairying .. ..	Very good.
Gorton .. ..	10	..	Dairying .. ..	Good.
Hereford Park .. ..	3	..	Dairying .. ..	New estate.
Horahia .. ..	6	..	Dairying .. ..	Very good.
Horahora .. ..	10	..	Dairying and mixed farming .. ..	Good.
Hukutaia .. ..	24	..	Dairying and mixed farming .. ..	Good.
Kaipaki .. ..	4	..	Dairying .. ..	Very good.
Karapiro .. ..	10	9	Dairying .. ..	Very good.
Kopuku .. ..	5	..	Dairying .. ..	New estate.
Kopuku No. 2 .. ..	9	..	Dairying .. ..	New estate.
Laurenson .. ..	..	..	Workers' dwellings, not let.	
Mangaotama .. ..	3	..	Dairying .. ..	Good.
Mangapouri .. ..	6	8	Dairying .. ..	Good.
Mangateparu .. ..	56	..	Dairying .. ..	Good.
Mangawhero .. ..	13	14	Dairying .. ..	Good.
Matamata .. ..	109	189	Dairying and mixed farming .. ..	Very good.
Matuku .. ..	11	..	Dairying .. ..	Good.
Ngahinepouri .. ..	4	..	Dairying .. ..	Good.
Ohauti .. ..	15	..	Mixed farming .. ..	Fair.
Okauia .. ..	6	10	Dairying .. ..	Good.
Opouriao .. ..	39	64	Dairying .. ..	Very good.
Orongo .. ..	11	..	Dairying .. ..	New estate.
Otamarakau .. ..	7	..	Dairying .. ..	New estate.
Otway .. ..	11	7	Dairying .. ..	Very good.
Pakarau .. ..	20	3	Dairying .. ..	Good.
Puahue .. ..	20	..	Dairying and mixed farming .. ..	Good.
Pukemapou .. ..	8	..	Dairying .. ..	New estate.
Rangiatea .. ..	12	11	Dairying .. ..	Very good.
Rangitaiki .. ..	6	..	Dairying and small farming .. ..	New estate.
Reporoa .. ..	19	1	Dairying and grazing .. ..	New estate.
Rewi .. ..	7	4	Dairying .. ..	Good.
Reynolds .. ..	23	..	Dairying .. ..	Good.
Rotomanuka .. ..	1	..	Dairying .. ..	New estate.
Selwyn .. ..	101	108	Dairying and mixed farming .. ..	Good.
Tahaia .. ..	11	..	Dairying .. ..	Good.
Tainui .. ..	3	..	Grazing .. ..	Good.
Taniwha .. ..	11	..	Dairying .. ..	Good.
Tautari .. ..	38	5	Dairying and mixed farming .. ..	Fair.
Tapapa .. ..	12	..	Dairying .. ..	Good.
Teasdale .. ..	34	68	Business and residence .. ..	Good.
Te Miro .. ..	38	..	Dairying and mixed farming .. ..	Fair.
Waiare .. ..	4	..	Dairying .. ..	Good.
Waimana .. ..	28	16	Dairying and mixed farming .. ..	Very good.
Waitakaruru .. ..	16	..	Dairying and grazing .. ..	Fair.
Whatawhata .. ..	3	..	.. ..	New estate.
Whitehall .. ..	7	13	Dairying .. ..	Very good.
Totals.. ..	860	553		

SUMMARY OF THE SETTLEMENTS ESTABLISHED UPON ESTATES ACQUIRED AND DEALT WITH UNDER THE PROVISIONS OF THE LAND FOR SETTLEMENTS ACT UP TO THE 31ST MARCH, 1921—*continued.*

Name of Estate.	Lease-holds.	Free-holds.	Principal Purpose for which Holdings are utilized.	Remarks as to Present Position.
<i>Hawkes' Bay.</i>				
Ardkeen .. ..	17	..	Pastoral .. ..	Fair.
Argyll .. ..	57	6	Agricultural and pastoral .. ..	Very good.
Beattie .. ..	6	..	Pastoral .. ..	Very good.
Clydebank .. ..	20	3	Pastoral .. ..	Very good.
Corby .. ..	4	..	Mixed farming .. ..	Very fair.
Coyne .. ..	1	..	Mixed farming .. ..	Good.
Crownthorpe .. ..	18	..	Pastoral .. ..	Fair.
Elathorpe .. ..	45	8	Pastoral .. ..	Very good.
Forest Gate .. ..	20	9	Agricultural and pastoral .. ..	Good.
Glengarry .. ..	22	..	Dairying .. ..	Fair.
Gwavas .. ..	12	..	Agricultural and pastoral .. ..	Good.
Hatuma .. ..	61	16	Agricultural and pastoral .. ..	Very good.
Homebush .. ..	14	..	Dairying .. ..	Good.
Kanakanaia .. ..	7	1	Pastoral .. ..	Very good.
Kumeroa .. ..	13	3	Agricultural, pastoral, and dairying .. ..	Very good.
Lindsay .. ..	62	7	Mixed farming .. ..	Good.
Mahora .. ..	28	5	Mixed farming .. ..	Very good.
Manga-a-toro .. ..	22	4	Agricultural and pastoral .. ..	Good.
Mangatahi .. ..	23	..	Agricultural and pastoral .. ..	Very fair.
Marakeke .. ..	17	..	Mixed farming .. ..	Good.
Ngatapa .. ..	29	3	Pastoral .. ..	Very good.
Ohuka .. ..	16	1	Pastoral .. ..	Fair.
Omana .. ..	9	..	Dairying .. ..	Good.
Otamauri .. ..	16	..	Pastoral .. ..	Good.
Paremata .. ..	6	..	Dairying and pastoral .. ..	Fair.
Parinui .. ..	4	..	Mixed farming .. ..	Fair.
Pouparae .. ..	4	5	Agricultural and dairying .. ..	Very good.
Pourerere .. ..	6	..	Agricultural and pastoral .. ..	Very fair.
Raumati .. ..	29	3	Dairying and pastoral .. ..	Very fair.
Raureka .. ..	11	8	Dairying and fruit-culture .. ..	Very good.
Repongaere .. ..	12	..	Dairying and pastoral .. ..	Fair.
Rissington .. ..	5	..	Pastoral .. ..	Good.
Sherenden .. ..	21	..	Mostly pastoral .. ..	Good.
Springhill .. ..	16	1	Mostly pastoral .. ..	Very good.
Te Arai .. ..	51	8	Agricultural, pastoral, and dairying .. ..	Very good.
Te Kaihi .. ..	4	..	Dairying .. ..	Fair.
Te Kura .. ..	11	..	Mixed farming .. ..	Very fair.
Te Mata .. ..	9	..	Fruit-culture .. ..	Good.
Tomoana .. ..	9	5	Fruit-culture and dairying .. ..	Very good.
Tongoio .. ..	12	..	Mostly pastoral .. ..	Very fair.
Waihau .. ..	21	1	Mostly pastoral .. ..	Very fair.
Waimarie .. ..	13	5	Agricultural and dairying .. ..	Very good.
Waipuka .. ..	1	..	Mostly pastoral .. ..	Good.
Watea .. ..	7	..	Mixed farming .. ..	Fair.
Wigan .. ..	14	6	Pastoral .. ..	Excellent.
Wilder .. ..	3	..	Mixed farming .. ..	Fair.
Willows .. ..	20	2	Agricultural and dairying .. ..	Very good.
Totals .. ..	828	110		
<i>Taranaki.</i>				
Araheke .. ..	3	..	Dairying .. ..	New estate.
Clandon .. ..	7	..	Dairying .. ..	Good.
Croydon .. ..	7	..	Dairying .. ..	Fair.
Hawke .. ..	1	..	Dairying .. ..	Fair.
Huatoki .. ..	15	..	Residential and small farming .. ..	New estate.
Huia .. ..	1	..	Grazing .. ..	New estate.
Huinga .. ..	10	..	Dairying .. ..	Good.
Karu .. ..	3	..	Mixed farming .. ..	New estate.
Kohura .. ..	7	..	Mixed farming .. ..	New estate.
Kota .. ..	7	..	Mixed farming .. ..	Improving.
Mana .. ..	1	..	Grazing .. ..	New estate.
Mangamaire .. ..	1	..	Mixed farming .. ..	New estate.
Marco .. ..	2	..	Mixed farming .. ..	New estate.
Matane .. ..	1	..	Dairying .. ..	New estate.
Parkes .. ..	7	..	Dairying .. ..	Good.
Rahu .. ..	1	..	Grazing .. ..	New estate.
Ratapiko .. ..	5	..	Dairying .. ..	Good.
Spotswood .. ..	26	19	Homesteads and small dairying .. ..	Good.
Taitama .. ..	7	..	Dairying .. ..	Good.
Tariki .. ..	7	1	Dairying and grazing .. ..	Good.
Tawhiwhi .. ..	8	..	Mixed farming .. ..	New estate.
Tokaora .. ..	6	10	Dairying .. ..	Very good.
Tututawa .. ..	3	..	Dairying and grazing .. ..	Improving.
Totals .. ..	136	30		
<i>Wellington.</i>				
Ahiaruhe .. ..	9	..	Dairying .. ..	New estate.
Akitio .. ..	5	..	Grazing .. ..	New estate.
Aorangi .. ..	27	14	Dairying and fruitgrowing .. ..	Excellent.

SUMMARY OF THE SETTLEMENTS ESTABLISHED UPON ESTATES ACQUIRED AND DEALT WITH UNDER THE PROVISIONS OF THE LAND FOR SETTLEMENTS ACT UP TO THE 31ST MARCH, 1921—*continued.*

Name of Estate.	Leaseholds.	Freeholds.	Principal Purpose for which Holdings are utilized.	Remarks as to Present Position.
<i>Wellington—continued.</i>				
Armstrong .. .. .	2	..	Grazing and dairying .. .. .	Good.
Bailey .. .. .	1	..	Dairying .. .. .	Fair.
Bartholomew .. .. .	6	..	Dairying .. .. .	Good.
Benge .. .. .	1	..	Dairying .. .. .	Good.
Braemore .. .. .	3	..	Grazing .. .. .	Good.
Brown .. .. .	1	..	Dairying .. .. .	Good.
Bruce .. .. .	1	..	Dairying .. .. .	Very fair.
Callender .. .. .	1	..	Dairying .. .. .	Good.
Carrington .. .. .	33	2	Dairying .. .. .	Very good.
Cherry Grove .. .. .	3	..	Dairying .. .. .	Fair.
Cloverlea .. .. .	17	..	Dairying .. .. .	Excellent.
Corliss .. .. .	2	..	Dairying .. .. .	Fair.
Coyle .. .. .	1	..	Dairying .. .. .	Good.
Dawbin .. .. .	1	..	Dairying .. .. .	Fair.
Devonshire .. .. .	1	..	Dairying .. .. .	Very fair.
Dixon .. .. .	1	..	Dairying .. .. .	Good.
Dyer .. .. .	35	4	Grazing and cropping .. .. .	Good.
Eaglesham .. .. .	5	..	Dairying .. .. .	Good.
Epuni Hamlet .. .. .	32	11	Market-gardening .. .. .	Good.
Evans .. .. .	1	..	Dairying .. .. .	Good.
Fairfield .. .. .	11	..	Grazing and cropping .. .. .	Very fair.
Falloon .. .. .	7	..	Grazing and cropping .. .. .	Good.
Gee .. .. .	1	..	Grazing and cropping .. .. .	Good.
Glasspole .. .. .	1	..	Dairying and grazing .. .. .	Fair.
Graham .. .. .	1	..	Dairying and cropping .. .. .	Good.
Greves .. .. .	1	..	Dairying and grazing .. .. .	Good.
Greystoke .. .. .	15	..	Dairying and cropping .. .. .	Good.
Hall-Jones .. .. .	1	..	Grazing, gardening, &c. .. .. .	Good.
Hammond .. .. .	2	..	Grazing .. .. .	Good.
Hardie .. .. .	1	..	Dairying .. .. .	Unsatisfactory.
Harper .. .. .	3	..	Dairying .. .. .	Good.
Hawtreay .. .. .	32	10	Residential .. .. .	Good.
Heatherlea .. .. .	20	6	Dairying, poultry, bees, &c. .. .. .	Good.
Heights .. .. .	4	..	Dairying .. .. .	Doubtful.
Hill .. .. .	1	..	Dairying .. .. .	Fair.
Horrobin .. .. .	1	..	Mixed farming .. .. .	Good.
Johnson .. .. .	1	..	Mixed farming .. .. .	Fair.
Kairanga .. .. .	12	..	Dairying .. .. .	Excellent.
Kiwitea .. .. .	1	..	Grazing .. .. .	Good.
Kopane .. .. .	14	..	Dairying .. .. .	Excellent.
Kuku .. .. .	6	..	Dairying .. .. .	Good.
Langdale .. .. .	14	13	Grazing .. .. .	Good.
Langley-Purdom .. .. .	2	..	Dairying .. .. .	Fair.
Lean .. .. .	1	..	Market-gardening .. .. .	Good.
Lewis .. .. .	1	..	Dairying .. .. .	Good.
Linton .. .. .	5	..	Dairying and cropping .. .. .	Good.
Little .. .. .	2	..	Grazing and dairying .. .. .	Good.
Littler .. .. .	1	..	Mixed farming .. .. .	Fair.
Longbush and Mahupuku .. .. .	19	3	Grazing and dairying .. .. .	Good.
McDonnell .. .. .	1	..	Dairying .. .. .	Good.
McKenzie .. .. .	1	..	Dairying .. .. .	Good.
McLean .. .. .	1	..	Dairying .. .. .	Good.
Makopua .. .. .	4	..	Grazing .. .. .	Good.
Makowai .. .. .	28	..	Dairying and cropping .. .. .	Good.
Mangawhata .. .. .	1	6	Grazing and dairying .. .. .	Excellent.
Marama-a-mau .. .. .	6	..	Grazing and dairying .. .. .	Good.
Marshall .. .. .	1	..	Dairying .. .. .	Good.
Matamua .. .. .	3	..	Dairying .. .. .	Good.
Maungaraki .. .. .	18	2	Grazing, pigs, poultry, &c. .. .. .	Good.
Moroa .. .. .	17	..	Dairying .. .. .	Good.
Motukai .. .. .	2	..	Grazing .. .. .	New estate.
Muhunoa .. .. .	2	..	Dairying .. .. .	Good.
Neligan .. .. .	1	..	Mixed farming .. .. .	Fair.
Nesdale .. .. .	1	..	Mixed farming .. .. .	Fair.
Nesdale No. 2 .. .. .	1	..	Mixed farming .. .. .	Fair.
Ngahape .. .. .	3	..	Grazing .. .. .	New.
Ngakaroro .. .. .	2	..	Dairying .. .. .	Fair.
Ngarara .. .. .	5	..	Dairying .. .. .	Good.
Normandale .. .. .	49	5	Grazing, pigs, and poultry .. .. .	Good.
Ohakea .. .. .	4	12	Dairying, cropping, &c. .. .. .	Good.
Oliver .. .. .	1	..	Dairying, cropping, &c. .. .. .	Good.
Omapu .. .. .	4	..	Dairying, cropping, &c. .. .. .	Good.
Oroua .. .. .	2	..	Dairying, cropping, &c. .. .. .	Good.
Osborne .. .. .	5	..	Dairying, cropping, &c. .. .. .	Good.
Oturoa .. .. .	7	..	Dairying, cropping, &c. .. .. .	Very good.
Paa Creek .. .. .	1	..	Dairying .. .. .	Good.
Paparangi .. .. .	33	7	Residential, pigs, &c. .. .. .	Good.
Perham .. .. .	1	..	Dairying, pigs, &c. .. .. .	Good.
Pihautea .. .. .	29	..	Dairying .. .. .	Very good.
Pitt .. .. .	3	..	Gardening .. .. .	Good.
Poroporo .. .. .	15	2	Grazing, cropping, &c. .. .. .	Good.

SUMMARY OF THE SETTLEMENTS ESTABLISHED UPON ESTATES ACQUIRED AND DEALT WITH UNDER THE PROVISIONS OF THE LAND FOR SETTLEMENTS ACT UP TO THE 31ST MARCH, 1921—*continued.*

Name of Estate.	Leaseholds.	Freeholds.	Principal Purpose for which Holdings are utilized.	Remarks as to Present Position.
<i>Wellington—continued.</i>				
Pukenamu .. .. .	8	..	Dairying .. .. .	Good.
Pukenamu Extension ..				
Puketoi .. .. .	9	..	Grazing .. .. .	Good.
Putorino .. .. .	14	..	Dairying .. .. .	Good.
Quillinan .. .. .	1	..	Dairying .. .. .	Good.
Raumaewa .. .. .	2	..	Dairying .. .. .	Good.
Ruatangata .. .. .	3	..	Dairying .. .. .	Good.
Sandilands .. .. .	1	..	Dairying .. .. .	Good.
Saxon .. .. .	1	..	Dairying .. .. .	Good.
Soland .. .. .	1	..	Dairying .. .. .	Good.
Stanley .. .. .	1	..	Dairying .. .. .	Good.
Stokes .. .. .	1	..	Dairying .. .. .	Good.
Tablelands and Hikawera	15	..	Grazing .. .. .	Good.
Taikorea .. .. .	6	..	Dairying .. .. .	Good.
Taumaihi .. .. .	4	..	Dairying .. .. .	Good.
Tawaha .. .. .	24	1	Grazing and dairying ..	Good.
Te Matua .. .. .	9	5	Grazing and dairying.	Good.
Te Whiti .. .. .	7	..	Dairying .. .. .	Good.
Tikotu .. .. .	3	..	Dairying .. .. .	Good.
Tiraumea .. .. .	21	..	Dairying and grazing ..	Doubtful.
Tuturumuri .. .. .	11	..	Grazing .. .. .	New estate.
Waddington .. .. .	16	..	Market-gardening and poultry	Good.
Wahren .. .. .	1	..	Dairying .. .. .	Doubtful.
Waihora .. .. .	3	..	Dairying and grazing ..	Good.
Waterson .. .. .	2	..	Dairying .. .. .	Good.
Westmere .. .. .	7	..	Grazing .. .. .	Good.
White .. .. .	1	..	Dairying .. .. .	Good.
Wilford .. .. .	27	7	Residential .. .. .	Good.
Woulfe .. .. .	1	..	Dairying .. .. .	Fair.
Wright .. .. .	1	..	Dairying .. .. .	Fair.
Youle .. .. .	1	..	Dairying .. .. .	Good.
Totals.. .. .	824	110		
<i>Marlborough.</i>				
Alberton .. .. .	4	..	Agriculture .. .. .	Fair.
Blind River .. .. .	18	..	Sheep-farming and agriculture	Good.
Bomford .. .. .	..	..	Not selected.	
Erina .. .. .	14	2	Sheep-farming .. .. .	Unsatisfactory.
Flaxbourne .. .. .	128	7	Sheep-farming and agriculture	Good.
Goat Hills .. .. .	4	..	Sheep-farming .. .. .	Fair.
Hillersden .. .. .	54	5	Sheep-farming .. .. .	Satisfactory.
Hillersden Bush .. .. .	3	..	Supply of fencing-posts.	
Linkwater Dale .. .. .	7	..	Dairying .. .. .	Satisfactory.
Lynton Downs .. .. .	11	..	Sheep-farming and agriculture	Fair.
Moorlands .. .. .	6	..	Agriculture .. .. .	Good.
Neville .. .. .	1	..	Agriculture .. .. .	Satisfactory.
Northbank .. .. .	10	..	Sheep-farming .. .. .	Satisfactory.
Omaka .. .. .	13	..	Sheep-farming and agriculture	Very good.
Puhipuhi .. .. .	2	..	Sheep-farming .. .. .	Satisfactory.
Rainford .. .. .	11	..	Dairying .. .. .	Excellent.
Richmond Brook .. .. .	12	..	Sheep-farming and agriculture	Very good.
Starborough .. .. .	169	14	Sheep-farming and agriculture	Very good.
Waipapa .. .. .	4	..	Sheep-farming .. .. .	Satisfactory.
Warnock .. .. .	1	..	Dairying .. .. .	Satisfactory.
Wither .. .. .	17	2	Sheep-farming and agriculture	Fairly satisfactory.
Totals.. .. .	489	30		
<i>Nelson.</i>				
Blue Glen .. .. .	..	..	Not selected.	
Braeburn .. .. .	21	2	Dairying and grazing ..	Very good.
Glen Rae .. .. .	1	..	Dairying and grazing ..	New estate.
Golden Downs .. .. .	3	..	Mixed farming .. .. .	Fair.
Homestead-sites .. .. .	3	..		
Lake .. .. .	7	..	Sheep-farming .. .. .	Improving.
Maruia .. .. .	..	..	Not selected.	
Palmer .. .. .	1	..	Mixed farming .. .. .	Good.
Spittal .. .. .	1	..	Dairying .. .. .	Poor.
Tutaki .. .. .	1	1	Dairying and grazing ..	New estate.
Walker .. .. .	1	..	Dairying and grazing ..	Good.
Wangapeka .. .. .	14	3	Dairying and grazing ..	Very good.
Totals.. .. .	53	6		
<i>Westland.</i>				
Kokatahi .. .. .	8	..	Dairying and grazing ..	Highly satisfactory.
Poerua .. .. .	22	2	Dairying and grazing ..	Highly satisfactory.
Totals.. .. .	30	2		

SUMMARY OF THE SETTLEMENTS ESTABLISHED UPON ESTATES ACQUIRED AND DEALT WITH UNDER THE PROVISIONS OF THE LAND FOR SETTLEMENTS ACT UP TO THE 31ST MARCH, 1921—*continued.*

Name of Estate.	Lease-holds.	Free-holds.	Principal Purpose for which Holdings are utilized.	Remarks as to Present Position.
<i>Canterbury.</i>				
Acton .. ..	3	..	Mixed farming .. ..	Uncertain yet.
Albury .. ..	79	1	Sheep-farming and grain-growing .. ..	Well established.
Allanholme .. ..	9	..	Sheep-farming and grain-growing .. ..	Good.
Annan .. ..	42	4	Mixed farming and grazing .. ..	Well established.
Ashley Gorge .. ..	7	3	Dairy-farming and grazing .. ..	Well established.
Ashton .. ..	8	..	Mixed farming .. ..	Uncertain yet.
Ashwick .. ..	8	..	Sheep-farming and grain-growing .. ..	Good.
Avenel .. ..	16	..	Mixed farming .. ..	Very fair.
Avenel Extension .. ..	11	..	Mixed farming .. ..	Very fair.
Avonhead .. ..	18	..	Small farming .. ..	Unsatisfactory.
Aylesbury .. ..	6	..	Mixed farming .. ..	Good.
Bankfield .. ..	9	..	Mixed farming and grain growing .. ..	Uncertain yet.
Beach .. ..	7	..	Mixed farming .. ..	Uncertain yet.
Bourndale .. ..	8	..	Sheep-farming and grain-growing .. ..	Very fair.
Braco .. ..	6	8	Market-gardening .. ..	Well established.
Broadfields .. ..	4	..	Mixed grain-growing .. ..	Uncertain yet.
Brooksdale .. ..	14	..	Sheep farming .. ..	Uncertain yet.
Bruce .. ..	4	..	Mixed farming .. ..	Uncertain yet.
Buckley .. ..	3	..	Mixed farming .. ..	Uncertain yet.
Buddo .. ..	13	2	Workers' dwellings .. ..	Fair.
Burke's Homestead .. ..	1	..	Homestead-site.	
Chamberlain .. ..	21	..	Sheep-farming and grain-growing .. ..	Well established.
Clandeboye .. ..	10	..	Dairy-farming and grain-growing .. ..	Very fair.
Clandeboye No. 2 .. ..	6	..	Dairy-farming and grain-growing .. ..	Fair.
Claremont .. ..	11	..	Sheep-farming and grain-growing .. ..	Fair.
Clayton .. ..	6	..	Sheep-farming .. ..	Very good.
Coldstream .. ..	11	..	Mixed farming .. ..	Uncertain yet.
Copland .. ..	2	..	Sheep and dairy farming and grain-growing .. ..	Good.
Craigmore .. ..	10	..	Mixed farming .. ..	Uncertain yet.
Cricklewood .. ..	8	..	Mixed farming .. ..	Good.
Culverden .. ..	57	8	Mixed farming and grazing .. ..	Good.
Douglas .. ..	34	..	Sheep-farming and grain-growing .. ..	Fair; improving.
Doyleston .. ..	5	..	Mixed farming .. ..	Uncertain yet.
Drayton .. ..	16	4	Agricultural .. ..	Improving.
Dromore .. ..	2	..	Mixed farming and grazing .. ..	Uncertain yet.
Ecclestone .. ..	4	..	Sheep-farming and grain-growing .. ..	Well established.
Epworth .. ..	..	2	.. ..	Now freehold.
Finlay Downs .. ..	5	..	Dairy-farming and grain-growing .. ..	Very good.
Four Peaks .. ..	8	..	Sheep-farming and grain-growing .. ..	Very good.
Fyvie .. ..	4	1	Mixed farming .. ..	Not satisfactory.
Glenmark .. ..	29	1	Mixed farming and grazing .. ..	Good.
Glentanner .. ..	..	..	Homestead-site .. ..	Fair.
Grange .. ..	3	..	Dairying and grain-growing .. ..	Uncertain yet.
Hadlow .. ..	3	..	Mixed farming .. ..	Uncertain yet.
Hawthorne .. ..	6	..	Mixed farming and grazing .. ..	Uncertain yet.
Heihei .. ..	8	..	Poultry-farming, &c. .. ..	Uncertain yet.
Hekeao .. ..	10	7	Mixed farming .. ..	Well established.
Highbank .. ..	73	8	Mixed farming .. ..	Well established.
Hillboro' .. ..	3	..	Sheep-farming and grain-growing .. ..	Good.
Homebrook .. ..	16	..	Mixed farming .. ..	Uncertain yet.
Homestead-sites .. ..	10	..	.. ..	..
Hornby .. ..	20	3	Agricultural and gardening .. ..	Fair.
Horsley Downs .. ..	11	16	Mixed farming .. ..	Well established.
Isleworth .. ..	13	..	Mixed grain-growing .. ..	Uncertain yet.
Jungle .. ..	1	..	Dairy-farming .. ..	Satisfactory.
Jungle No. 2 .. ..	1	..	Dairy-farming .. ..	Satisfactory.
Kaimahi .. ..	8	5	Workers' homes and gardening .. ..	Satisfactory.
Kakahu .. ..	5	..	Mixed farming and grazing .. ..	Satisfactory.
Kapua .. ..	12	..	Sheep-farming and dairying .. ..	Good.
Kaputohe .. ..	10	4	Workers' homes and gardening .. ..	Satisfactory.
Keith .. ..	..	1	Mixed farming .. ..	Satisfactory.
Kereta .. ..	4	..	Dairying .. ..	Well established.
Kinloch .. ..	32	..	Dairying, farming, and grazing .. ..	Very good.
Kohika .. ..	17	..	Mixed farming .. ..	Well established.
Kohika No. 2 .. ..	4	..	Mixed farming .. ..	Very good.
Kowhatu .. ..	5	..	Mixed farming .. ..	Uncertain yet.
Ladbrook's .. ..	14	..	Dairying and mixed farming .. ..	Improving.
Lambrook .. ..	5	..	Mixed grain-growing .. ..	Uncertain yet.
Lansdown .. ..	10	1	Sheep-farming and grain-growing .. ..	Good.
Lauriston .. ..	4	..	Mixed grain-growing .. ..	Uncertain yet.
Lees Valley .. ..	9	..	Sheep-farming .. ..	Good.
Leeston .. ..	5	..	Agricultural .. ..	Uncertain yet.
Lyndhurst .. ..	15	..	Mixed farming .. ..	Uncertain yet.
Lyndon .. ..	8	..	Mixed farming .. ..	Well established.
Lyndon No. 2 .. ..	9	..	Mixed farming and grazing .. ..	Well established.
Macgregor .. ..	1	..	Mixed farming and grazing .. ..	Unsatisfactory.
Marawiti .. ..	13	..	Mixed farming and grazing .. ..	Well established.
Maytown .. ..	9	2	Sheep-farming and dairying .. ..	Good.
Mead .. ..	22	..	Mixed farming and grazing .. ..	Well established.
Meadows .. ..	14	..	Sheep-farming and grain-growing .. ..	Very fair.
Milford .. ..	4	..	Mixed farming .. ..	Uncertain yet.
Mills .. ..	21	..	Small farming and dairying .. ..	Well established.

SUMMARY OF THE SETTLEMENTS ESTABLISHED UPON ESTATES ACQUIRED AND DEALT WITH UNDER THE PROVISIONS OF THE LAND FOR SETTLEMENTS ACT UP TO THE 31ST MARCH, 1921—*continued.*

Name of Estate.	Leaseholds.	Freeholds.	Principal Purpose for which Holdings are utilized.	Remarks as to Present Position.
<i>Canterbury—continued.</i>				
Montford .. .. .	7	..	Mixed farming and grazing .. .. .	Uncertain yet.
Morice .. .. .	28	3	Dairying and grass-seed growing .. .. .	Satisfactory.
Morten .. .. .	..	..	Unselected.	
Mount Nessing .. .. .	11	..	Sheep-farming and grain-growing .. .. .	Very good.
New Park .. .. .	7	..	Mixed farming .. .. .	Uncertain yet.
Oakwood .. .. .	5	..	Mixed farming and grain-growing .. .. .	Uncertain yet.
Ohapi .. .. .	6	..	Mixed farming .. .. .	Uncertain yet.
Omihi .. .. .	..	..	Homestead-site .. .. .	
Orakipaoa .. .. .	26	1	Dairying, grain-growing, and gardening .. .. .	Well established.
Otaio .. .. .	9	..	Small farming and dairying .. .. .	Well established.
Otarakaro .. .. .	5	2	Market-gardening .. .. .	Well established.
Papaka .. .. .	9	..	Mixed gardening .. .. .	Well established.
Pareora .. .. .	28	..	Sheep-farming and dairying .. .. .	Good.
Pareora No. 2 .. .. .	29	5	Sheep-farming and grain-growing .. .. .	Well established.
Patoa .. .. .	1	3	Grazing and small farming .. .. .	Satisfactory.
Pawaho .. .. .	9	16	Market-gardening .. .. .	Satisfactory.
Peaks .. .. .	10	2	Mixed farming .. .. .	Satisfactory.
Puhuka .. .. .	9	2	Workers' homes .. .. .	Well established.
Punaroa .. .. .	15	2	Dairying, sheep-farming, and grain-growing .. .. .	Well established.
Raincliff .. .. .	1	..	Sheep-farming and grain-growing .. .. .	Well established.
Rakitairi .. .. .	21	..	Sheep-farming and grain-growing .. .. .	Well established.
Rapuawai .. .. .	5	..	Sheep-farming and grain-growing .. .. .	Well established.
Rautawiri .. .. .	6	..	Sheep-farming and grain-growing .. .. .	Well established.
Roimata .. .. .	14	15	Workers' homes .. .. .	Satisfactory.
Rosebrook .. .. .	12	..	Small farming and dairying .. .. .	Good.
Rosewill .. .. .	153	8	Sheep-farming and grain-growing .. .. .	Well established.
Riverina .. .. .	5	..	Mixed farming .. .. .	Uncertain yet.
Ruapuna No. 2 .. .. .	15	..	Mixed farming .. .. .	Very good.
Scargill .. .. .	8	..	Mixed farming and grazing .. .. .	Moderate.
Seafield .. .. .	4	..	Mixed farming .. .. .	Satisfactory.
Seaforth .. .. .	9	..	Small farming and dairying .. .. .	Uncertain yet.
Sherwood Downs .. .. .	26	..	Sheep-farming and grain-growing .. .. .	Good.
Springwell .. .. .	6	..	Mixed farming and grain-growing .. .. .	Uncertain yet.
Stoke .. .. .	7	..	Mixed farming .. .. .	Good.
Strathmore .. .. .	3	..	Mixed farming .. .. .	Fair.
Studholme Junction .. .. .	4	..	Small farming and dairying .. .. .	Good.
Takitu .. .. .	5	..	Sheep-farming .. .. .	Well established.
Tamai .. .. .	23	17	Workers' homes .. .. .	Satisfactory.
Tara .. .. .	8	..	Sheep-farming and grain-growing .. .. .	Very good.
Tarawahi .. .. .	14	14	Workers' homes .. .. .	Satisfactory.
Teschemaker .. .. .	12	..	Sheep-farming and grain-growing .. .. .	Very good.
Timaunga .. .. .	17	..	Mixed farming .. .. .	Fair; improving.
Timaunga Extension .. .. .	7	..	Mixed farming .. .. .	Good.
Tripp .. .. .	25	..	Sheep-farming and grain-growing .. .. .	Fair.
Valverde .. .. .	11	..	Mixed farming .. .. .	Fair.
Waiapi .. .. .	11	4	Sheep-farming and grain-growing .. .. .	Well established.
Waikakahi .. .. .	186	13	Sheep-farming and grain-growing .. .. .	Well established.
Waimate .. .. .	38	..	Sheep-farming and fruit-growing .. .. .	Good.
Wairere .. .. .	7	..	Mixed farming .. .. .	Uncertain yet.
Waitohi Peaks .. .. .	11	..	Sheep-farming .. .. .	Uncertain yet.
Whareniui .. .. .	20	6	Workers' homes .. .. .	Well established.
Winchester .. .. .	10	..	Sheep-farming, grain-growing, and dairying .. .. .	Fair.
Woodlau .. .. .	5	..	Mixed farming and grazing .. .. .	Uncertain yet.
Totals .. .. .	1,886	194		
<i>Otago.</i>				
Airedale .. .. .	12	..	Dairying and general farming .. .. .	Fair.
Ardgowan .. .. .	65	3	Dairying and general farming .. .. .	Fair.
Armore .. .. .	5	..	Mixed farming .. .. .	New estate.
Aviemore .. .. .	1	..	Grazing .. .. .	Good.
Awamoa .. .. .	1	..	General and mixed farming .. .. .	Good.
Barnego .. .. .	22	2	Dairying and general farming .. .. .	Good.
Bellamy .. .. .	14	..	Grazing .. .. .	Fair.
Cardrona .. .. .	1	..	Grazing .. .. .	Fair.
Clareview .. .. .	5	..	Dairying and general farming .. .. .	Fair.
Clifton .. .. .	12	..	General farming .. .. .	Fair.
Conical Hills .. .. .	46	1	Grazing and general farming .. .. .	Fair.
Crosshill .. .. .	5	..	General and mixed farming .. .. .	Fair.
Croucher .. .. .	1	..	Mixed farming .. .. .	Good.
Dalmain .. .. .	3	..	Mixed farming .. .. .	New estate.
Duncan .. .. .	4	3	Dairying .. .. .	Fair.
Earnsclough .. .. .	15	..	Fruit-growing .. .. .	Very fair.
Elderslie No. 1 .. .. .	35	1	General farming .. .. .	Good.
Elderslie No. 2 .. .. .	16	..	General farming .. .. .	Fair.
Galloway .. .. .	9	..	Fruitgrowing and homestead-sites .. .. .	Good.
Gladbrook .. .. .	43	2	Dairying .. .. .	Good.
Glenn .. .. .	4	..	Mixed farming .. .. .	New estate.
Greenfield .. .. .	37	7	General farming .. .. .	Good.
Hildershorpe .. .. .	19	..	General farming and workers' homes .. .. .	Poor.
Janefield .. .. .	20	2	Dairying and fruitgrowing .. .. .	Good.



SUMMARY OF THE SETTLEMENTS ESTABLISHED UPON ESTATES ACQUIRED AND DEALT WITH UNDER THE PROVISIONS OF THE LAND FOR SETTLEMENTS ACT UP TO THE 31ST MARCH, 1921—*continued.*

Name of Estate.	Lease-holds.	Freo-holds.	Principal Purpose for which Holdings are utilized.	Remarks as to Present Position.
<i>Otago—continued.</i>				
Kauroo Hill .. ..	42	3	General farming .. ..	Very fair.
Kurow .. ..	11	3	General farming and dairying .. ..	Good.
Lakeview .. ..	1	..	General farming .. ..	Good.
Maerewhenua .. ..	76	..	General farming .. ..	Good.
Makareao .. ..	33	..	General farming .. ..	Good.
Makareao Extension .. ..	3	..	General farming .. ..	Fair.
Maraweka .. ..	8	..	General farming .. ..	Fair.
Matakanui .. ..	3	..	General and grazing .. ..	Fair.
Meadowbank .. ..	11	..	General farming .. ..	Very fair.
Melville Park .. ..	6	..	General and mixed farming .. ..	Fair.
Momona .. ..	11	3	Dairying .. ..	Good.
Oakleigh .. ..	1	..	General farming .. ..	Fair.
Otanomomo .. ..	25	1	Dairying .. ..	Good.
Otekaikae .. ..	64	1	General and mixed farming .. ..	Fair.
Plunket .. ..	18	1	General and mixed farming .. ..	Fair.
Pomahaka .. ..	27	1	General and mixed farming .. ..	Very fair.
Poplar Grove .. ..	17	1	Dairying .. ..	Good.
Pukenui .. ..	5	..	Mixed farming .. ..	New estate.
Puketapu .. ..	10	1	Dairying .. ..	Good.
Rugged Ridges .. ..	1	..	Grazing .. ..	Good.
Steward .. ..	51	2	General and mixed farming .. ..	Fair.
St. Helens .. ..	3	..	General farming .. ..	Good.
Tahawai .. ..	7	1	Dairying .. ..	Fair.
Taumata .. ..	9	..	Mixed farming .. ..	Good.
Teaneraki .. ..	23	..	Dairying .. ..	Good.
Te Puke .. ..	4	..	General farming .. ..	Very poor.
Tilverstowe .. ..	7	..	Mixed farming and dairying .. ..	New estate.
Tokarahi .. ..	79	..	General and mixed farming .. ..	Good.
Tokoiti .. ..	4	..	General and mixed farming .. ..	Good.
Totara .. ..	26	..	General and mixed farming .. ..	Fair.
Wairuna .. ..	11	..	Mixed farming .. ..	Fair.
Waitahuna No. 1 .. ..	2	1	General and mixed farming .. ..	Very poor.
Waitahuna No. 2 .. ..	6	1	General farming .. ..	Good.
Windsor Park No. 1 .. ..	37	1	General and mixed farming .. ..	Good.
Windsor Park No. 2 .. ..	10	..	General and mixed farming .. ..	Good.
Westcott .. ..	7	..	General farming .. ..	Fair.
Totals .. ..	1,054	42		
<i>Southland.</i>				
Allenby .. ..	5	..	Dairying .. ..	Very good.
Ardlussa .. ..	6	..	Pastoral .. ..	Fair.
Beaumont .. ..	10	2	Agricultural and pastoral .. ..	Fair.
Campbell .. ..	4	..	Mixed farming .. ..	Good.
Crichton Park .. ..	4	2	Pastoral .. ..	Good.
Edendale .. ..	108	43	Dairying .. ..	Excellent.
Ernedale .. ..	11	2	Pastoral and dairying .. ..	Fair.
Fortification Hill .. ..	6	..	Pastoral .. ..	Very good
Glenham .. ..	39	6	Mixed farming .. ..	Very good.
Knowsley Park .. ..	9	..	Pastoral .. ..	Fair.
Lambert .. ..	1	..	Dairying .. ..	Very good.
Lamont .. ..	6	..	Agricultural and dairying .. ..	Fair to good.
Maori Hill .. ..	16	..	Dairying and pastoral .. ..	Very good.
Merrivale .. ..	46	9	Mixed farming .. ..	Very good.
Merrivale No. 1 .. ..	8	..	Mixed farming .. ..	Fair.
Merrivale No. 2 .. ..	7	..	Mixed farming .. ..	Fair.
Monte Cristo .. ..	4	..	Dairying .. ..	Good.
Otahu .. ..	8	..	Agricultural and pastoral .. ..	Fair to good.
Ringway .. ..	5	3	Agricultural and pastoral .. ..	Fair to good
Stalker .. ..	8	..	Dairying .. ..	Very good
Strathvale .. ..	9	..	Dairying .. ..	Good.
Teihaka .. ..	4	..	Mixed farming .. ..	Fair.
Waiarikiki .. ..	7	..	Pastoral .. ..	Fair.
Waikiwi Town .. ..	17	7	Suburban building-sites .. ..	Good.
Totals .. ..	348	74		
Grand totals .. ..	6,746	1,311		

## EXTRACTS FROM REPORTS OF COMMISSIONERS OF CROWN LANDS.

## NORTH AUCKLAND.

(R. P. GREVILLE, Commissioner of Crown Lands.)

THE only settlements opened for selection during the past year were the Koremoa, Puni, and Waari Settlements. These were opened for discharged soldiers only, and will be referred to under the report "Discharged Soldier Settlement." The old-established Bickerstaffe and Parahi Settlements continue to progress, and settlers thereon are now in a very satisfactory position.

## AUCKLAND.

(H. M. SKERT, Commissioner of Crown Lands.)

The new settlements opened during the year having been offered exclusively under the Discharged Soldiers Settlement Act, they will be dealt with in the report under that Act.

There are now in all forty-nine settlements in existence under this Act in the district, comprising a total area of 346,748 acres, of which 125,262 acres is occupied by 860 tenants, 114,260 acres has been acquired in freehold by 553 purchasers, and 100,052 acres is still available for disposal.

All the older settlements are in a well-established and prosperous condition; the occupiers are principally engaged in dairying, and they comprise some of the best dairying-lands in the district.

## HAWKE'S BAY.

(W. F. MARSH, Commissioner of Crown Lands.)

There are now forty-seven settlements established in this district, of which nineteen are held under the Discharged Soldiers' Settlement Acts. The twelve new estates opened during the year, aggregating 51,356 acres, and comprising 133 holdings, were dealt with under soldier-settlement conditions, and are referred to in the report under that heading.

The old-established settlements dating back to 1896 have, on the whole, experienced a prosperous year, notwithstanding some setbacks, the outcome of a dry autumn and summer and consequent shortage of feed, with declining prices of stock. The statutory inspection by the Crown Lands Rangers of 167 land-for-settlement holdings, comprising 34,530 acres, records the value of improvements actually made at £41,259, as against the statutory requirements of £30,011, with a minimum of defaulters.

The recent amendment in the law (section 25 of the Land Laws Amendment Act, 1920) reviving the right of lessees to purchase the fee-simple of lease-in-perpetuity settlement holdings will, it is anticipated, be taken advantage of by a fair percentage of the remaining 302 lessees under that heading, when Dominion finances return to more normal conditions.

## TARANAKI.

(H. J. LOWE, Commissioner of Crown Lands.)

The older-established settlements, with the exception of Croydon, appear well established. As regards the latter, some tenants thereon are doing well, but others appear to have allowed their pastures to run out, or the grass has not responded to the treatment supplied. I hope, with the assistance and advice of the Supervisor of Discharged Soldier Settlements, these ill effects may be remedied, and the particular sections brought back to more favourable conditions. This year the following settlements for soldiers have been placed on the market: Taitama, Ratapiko, Araheke, Tawhiwhi, Kohura, Marco, Huatoki, Huia, and Karu; while under section 3 of the Discharged Soldiers Settlement Act Manganuaire and Rahu Settlements, two farms for individual soldiers, were acquired. It is premature at this stage to forecast, but the first three appear to be settling down well to the dairying business, while the older-established settlements, excepting Croydon, are well established.

## WELLINGTON.

(G. H. M. McCLURE, Commissioner of Crown Lands.)

The main operations for the year under this heading have been the purchase of land under the provisions of section 3 of the Discharged Soldiers Settlement Act, 1917, by which twenty-two properties, comprising 16,234 acres, were acquired, subdivided into suitable farms for dairying, sheep and cattle raising, and allotted to eighty-six applicants.

Two estates—Haunui No. 2 and Almadale—comprising 1,017 acres of good country suitable for dairying and mixed farming, will be offered in sixteen allotments early this year under the Discharged Soldiers Settlement Act.

The balance of the Normandale Settlement, acquired some years ago, comprising fourteen allotments of a total area of 243 acres, was offered by auction for cash or deferred payments, and twelve allotments were selected.

In the Hawtrey Settlement the remaining sections are gradually being disposed of under the deferred-payment system, and only seven allotments are now unselected. The other estates acquired in former years continue to make good progress, though of course the settlers are, in common with all other farmers, affected by the present financial stringency and the low prices for stock and produce.

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#### MARLBOROUGH.

(J. COOK, Commissioner of Crown Lands.)

Six estates were acquired for the purpose of the Discharged Soldiers Settlement Act, and were disposed of in twenty-three allotments. They comprise dairying, agricultural, and pastoral country, and the settlers are all well satisfied with their holdings. There are now twenty-one settlements in this district, comprising 235,177 acres, occupied by 489 lessees. With few exceptions the settlers on established settlements are doing well, as transfers of holdings are not effected without the passing of a substantial goodwill. The settlers generally had a good year for wool, crops, &c., but suffered considerably in the latter part of the year owing to the slump in prices.

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#### WESTLAND.

(R. S. GALBRAITH, Commissioner of Crown Lands.)

The only two settlements in this district—viz., Kokatahi and Poerua—are well established, having been in existence for a number of years; both are highly improved, and are thriving. The settlers are principally engaged in dairying, and are all doing well. No estates were acquired during the year.

Three meetings of the Local Land Purchase Board were held. Offers of four properties were considered, three being declined and one recommended.

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#### CANTERBURY.

(G. H. BULLARD, Commissioner of Crown Lands.)

The total number of estates settled in this district is now 137, comprising an area of 604,000 acres, and bringing in an annual rental of £177,751. The majority of the settlements are now well established, and, apart from the present financial stringency, the majority of the settlers are doing well—although this does not apply at present to those whose holdings consist wholly of pastoral country. Settlers on this class of country, especially those who have gone on to land during the boom period will experience difficulty in meeting engagements, but on the whole they seem determined to do their best to surmount their troubles.

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#### OTAGO.

(ROBERT T. SADD, Commissioner of Crown Lands.)

All the lands purchased for settlement during the past year have been set aside for discharged soldiers, and are dealt with under that heading.

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#### SOUTHLAND.

(THOMAS BROOK, Commissioner of Crown Lands.)

Three new settlements were opened during the year. Two of these were for discharged soldiers only, and they are dealt with under that heading. Waikiwi Settlement, comprising 50 acres, in a suburb of Invercargill, were subdivided into building allotments, of which nineteen were opened for selection by soldiers and forty were offered at auction to the general public. The latter met with a ready sale, but few soldiers have availed themselves of this opportunity of acquiring building-sites.

The older settlements continue to prosper, and the lessees, with few exceptions, should have no difficulty in adjusting their affairs to meet the conditions brought about by the fall in the values of primary products.

## APPENDIX III.—LAND-DRAINAGE OPERATIONS.

(J. B. THOMPSON, Chief Drainage Engineer.)

THIS branch of the Department has had a very busy year, the results of the different undertakings showing that much progress has been made. The ramifications of the branch have been extended in many different directions. All officers on the staff have been actively engaged in drainage and kindred work, and the year just ended shows a marked increase in work over that of the previous year. Many projects have had to be left in abeyance owing to the small staff not being able to cope with all demands.

Separate reports as required by the Acts under which they are administered, have been made on the Hauraki Plains, Rangitaiki Plains, Kaitaia, Waihi, Poukawa, and Hikurangi reclamation areas. Many special inspections and reports have been made including Waiharahara Swamp, Kaihu Valley drainage, Whangamata River, Elstow drainage, Kerikeri drainage, Waipa drainage, Tahaia Soldiers' Settlement, Te Mata water-supply, La Fontaine and Harihari Swamps, Whangamarino Swamp, Lake Waikare, Rotongaro Swamp, and numerous other small works. Works done by local bodies out of grants and subsidies for river, drainage, and road works have been inspected after approval of plans and specifications, a total of £5,555 18s. 11d. having been passed for payment to the different bodies.

Hereunder is a short report on works that have been carried out under the direction of the branch :—

*Awaiti Block Outfall.*—All necessary drains have now been constructed in this district, and the block is protected by a stop-bank erected by the Public Works Department. Work during the year mainly consisted of widening, deepening, and improving drains and maintenance. Expenditure was £428 8s. 1d.

*Awaiti-Netherton Road (Metalling).*—This metalling was completed with the exception of 70 chains at the southern end. This portion is heavy-timber country, and a considerable amount of stumping was done during the year. In view of the subsidence which takes place after the stumping, it is advisable to postpone the balance of the metalling for twelve months in order to allow the road-line to settle. Expenditure, £1,297 17s. 1d.

*Hauraki Plains (Metalling Roads in).*—During the year some 7 miles 55 chains of roads were metalled, details of which will be found in the report under the Hauraki Plains Act. Expenditure £9,103 8s. 11d.

*Hauraki Plains (Maintenance of Completed Works, Drains, &c.).*—During the period some 199 miles of drains were cleaned, partly by day labour and partly piecework. In addition to this numerous repairs to roads were carried out. Expenditure, £5,671 19s. 6d.

*Piako and Waitoa Rivers Improvement.*—This work has been carried out by Priestman dredge No. 1, a distance of 38 chains having been dredged during the year. Owing to the very dry weather difficulty was encountered in keeping the dredge going, owing to depth of water. This also interfered with the transit of coal-supplies. Expenditure, £688 18s. 3d.

*Pukahu Road Formation.*—The formation-work was practically finished during the year and a necessary culvert put in. Expenditure, £69 2s. 6d.

*Waitakaruru Stream (Improvement to River-bank).*—The canal cut was finished by Priestman dredge No. 2 during the year and the banks and bottom of cut trimmed up. Expenditure, £283 16s.

*Waitoa River (Snagging).*—This work has been carried on by No. 1 dredge in conjunction with its canal work on the river. Expenditure, £156 8s. 10d.

*Hauraki Plains (Construction of Roads and Drains on Crown Lands adjoining).*—The only work done consisted of repairs to road, erection of two small bridges, and maintenance of drains. Expenditure, £155 11s.

*Lees Valley.*—These works were completed in June, adding another 48 chains of drains and one ford-crossing to last year's total of works. The total length of drains in operation is now 12 miles 1 chain, in addition to which fourteen diversions to Duck Creek—totalling 96 chains—and nine ford-crossings have been constructed. Excellent results have followed the expenditure. Expenditure for year, £628 12s. 5d.

*Lake Omapere Drainage.*—This work, rendered necessary in order to unwater the low-lying sections in the Remuera Soldiers' Settlement, consists in the lowering of the surface level of the above lake by approximately 3 ft. 6 in. by improving the outlet. Engineering surveys were made and the works commenced last January. The excavation is practically all in rock, and requires enlarging for a distance of 35 chains. The continued high level of the lake and the consequent big summer run-off has somewhat hampered the progress, but it is hoped to complete the work about July next. Expenditure to date, £355 1s. 2d.

*Tokatoka No. 3 Additional Loan Block.*—The draining of the block is now complete, and 13 miles of drains are in operation. Road-formation works—total distance, 3½ miles—are also complete with the exception of the metalling. Eighteen artesian wells have also been sunk. This block, comprising 1,625 acres, in Block XII, Tokatoka Survey District, was disposed of as a soldier settlement in twenty-five sections in January last. The main roads will be metalled next summer. Expenditure for the year was £2,940 0s. 8d.

*Orongo Settlement.*—The development of this settlement, comprising draining, roading, and eradication of fescue, was commenced in January of last year. The drainage-works have been completed, and comprised in all 4¼ miles of stop-bank, 16½ miles of drains, three concrete flood-gates, and the damming of four tidal creeks. Road-formation works, of which some 4 miles is required, in

addition to the re-forming of  $1\frac{3}{4}$  miles, are in course of construction, but no portion has been finally completed. Ploughing operations for the eradication of the fescue are being pushed on, and our two tractors have handled the work, which is particularly heavy, most efficiently. Contracts were let to two ploughing contractors with tractors, with a view to further expediting this side of the work, but they have been most unfortunate and have done practically no work, largely on account of their not taking the advice of the Department's experts in selecting implements. To date 380 acres has been ploughed, of which 110 acres is second ploughing. The area of 270 acres has been disked and harrowed, and is ready for grassing. The whole settlement has been subdivided into forty-two sections, of which eleven have already been disposed of, and another fourteen will be ready for selection early in the coming year. The remainder will be dealt with as the roading, ploughing, and grassing is completed. Expenditure for the year, £13,555 14s. 6d.

*Reynolds Settlement.*—Some 4 miles of drains in this settlement have been cleaned and deepened to give efficient drainage facilities for that portion of the area already disposed of. An area of 20 acres of the unsold portion has been ploughed, harrowed, and treated with lime at the rate of 6 cwt. per acre for experimental purposes. This will be sown with temporary grasses in the early winter, and the results will largely determine the future action with this unselected area. The land is semi-consolidated raw peat, inclined to be sour, and it is questionable if it will take grass without further burning and consolidating. Expenditure, £250 15s. 9d.

*Upper and Lower Kawakawa Swamps.*—An engineering survey of the Upper Kawakawa Swamp has been completed, and that of the Lower Kawakawa Swamp is well in hand. Some 15 miles of levels have been run in this connection, and the preparation of the plans and estimates are in hand. Total cost to date, £211 10s. 11d.

*Koremoa Settlement.*—Preliminary work in connection with proposed scheme of drainage was carried out, and report on project supplied. Expenditure, £53 6s. 3d.

*Reporoa Settlement.*—The actual construction-work on this settlement was commenced in May of last year, and, as anticipated, there has been a difficulty in obtaining the labour for carrying out the works. Up to the end of March the following works have been carried out: Drain-construction, 17 miles 60 chains; road-construction, 14 miles 40 chains. In addition some 35,000 ft. of timber has been carted on to the ground from Oruanui Mill, 27 miles distant, and the greater part has already been used for the construction of bridges and culverts. So far, eight sill bridges, ten culvert and five pile bridges have been completed, whilst several more pile bridges are either partly completed or in course of erection, but such completion is delayed on account of the shortage of timber. Unfortunately, the supply of timber has not met the demand, and consequently the roads have not been connected up as fast as was anticipated. In no case has the work of the settlers been hampered through the lack of roads or drains. The roads have mainly been formed by a grader, drawn by a tractor, whilst during the last month of the year an additional grader has also been utilized. The heaviest works still to be carried out consist of the ballasting of certain peat roads with pumice, the construction of bridges, and improvements to the Waiotapu Stream. The expenditure during the year was £6,348 3s.

*Lake Waikare.*—The field-work in connection with this scheme was commenced in September, 1919, and was finished in June, 1920. Since last report 20 miles of levelling has been carried out and checked, whilst 4 miles of the lake-edge has either been traversed or trigged in by cross-bearings. In addition 6 miles of swamp edges was compass-traversed. This scheme, which aims at benefiting the low-lying swamp country round the lake, will not be a cheap proposition, as stop-banks would have to be erected along the Waikato River for 6 miles, whilst a canal of 5 miles would have to be dredged, in addition to the internal drains. The area of swamp round the lake is 7,190 acres, of which 1,718 acres is Crown land. At present an area of 6,000 acres of this swamp is practically useless, as it cannot possibly be drained satisfactorily and laid down in good grass, on account of the continual rises in the Waikato River, which cover the swamps for a good portion of each year. A report accompanied by plans has been prepared and is now awaiting further action. This swamp is one of the areas that will be affected by the Waikato Inland Waterways Commission, at present investigating the Waikato River. Should the Commission decide that Lake Waikare is not necessary as a relief to the Waikato River, then the way is cleared. It is, however, felt that the closing of Lake Waikare must assuredly result in increasing the peak of floods at Mercer. The total cost during the year was £277 1s. 11d.

*Whangamarino Swamp.*—Some £58 13s. 4d. was spent in obtaining further information about this area, and after this a report was prepared on this particular area. This swamp acts as an overflow area for the Waikato River during floods, and as this also comes within the scope of the Inland Waterways Commission further action has been delayed until their report is available.

*Matuku Settlement.*—During the year a 20 ft. road was formed for a distance of 127 chains through the settlement. At the northern corner, where the road turns towards the east, a good deal of filling was required, but, plenty of material being available, a very good road was made, and it is now in first-class order. Drains were cut alongside same where required, and pipe crossings put in for the settlers. Expenditure, £688 14s. 11d.

*Seaward Moss Engineering Surveys.*—Work during the year consisted of running levels and traverses along Curren's Creek, Moffett's Creek, and Waituna Stream. A total of  $56\frac{1}{2}$  miles of traverses and  $53\frac{1}{2}$  miles of levels was run, 30 miles of levels being run twice for check purposes. Expenditure, £803 4s. 4d.

*Waimana Protective Works.*—During the year the following works were undertaken: 47 chains of willows were planted along the bank of Whakatane River (these willows are growing well, and effectively protecting the river-bank): 19 chains of scooped diversions were put in, and four groynes constructed; one groyne previously erected at Addison's was repaired. The works were closed down in September, 1920. Expenditure, £1,302 1s. 3d.

*Opouriao Protective Works.*—Work done during the year consisted of 23 chains of willowing along bank of Whakatane River, and construction of three groynes. The works were closed down in September, 1920. Expenditure, £312 10s. 5d.

*Whakaki Swamp.*—An engineering survey was undertaken during the year, and 21½ miles of levels was run. Expenditure, £74 10s.

*Matata Water-supply.*—This scheme is now practically complete. The pipes, with all necessary connections, sluice-values, air-valves, hydrants, &c., have been laid along the principal streets and through two Maori settlements. The storage capacity of the dam is estimated at 50,000 gallons, which is ample for a population twice the size of that of Matata Township. The supply could easily be increased by raising the dam. Expenditure, £277 6s. 10d.

*Tarawera Bridge and River-bank Protection.*—Day-labour gangs have been employed in strengthening and raising the existing stop-banks, and a length of 90 chains was finished by contract. In addition, Priestman dredge No. 8 has assisted in this work by depositing spoil on existing banks. Expenditure, £654 13s. 1d.

*Morrinsville-Waitakaruru Road.*—Work consisted of 43 chains of road-formation. Expenditure, £119 5s.

*Rangitikei Land Drainage (Main Arterial Road).*—Drains were cut alongside the formation for a considerable distance at the Awakeri end of this road, owing to the formation cutting up, but the road from the Tarawera River to Awakeri Railway-station is in fair order. The portion of road from the Tarawera River to the Awakaponga Railway-station, which is very wet, has had drains cut on both sides, but no formation has yet been done, owing to difficulty in getting material to the spot. This part of the road will require fascining, owing to the soft nature of the country. It is anticipated that it will be available for use as soon as the bridge over the Tarawera River is fit for traffic. Expenditure, £1,362 19s. 5d.

*General.*—The following particulars give the aggregate of the principal works carried out during the year in the different districts:—

Cleaning drains .. .. .	275 miles 12 chains.
Widening and deepening drains .. .. .	85 „ 54 „
Constructing new drains .. .. .	105 „ 32 „
Dredge cuts .. .. .	6 „ 31 „
Re-forming roads .. .. .	17 „ 76 „
Forming new roads .. .. .	35 „ 36 „
Disking roads .. .. .	14 „ 15 „
Gravelling roads .. .. .	0 „ 40 „
Metalling roads .. .. .	7 „ 15 „
Fencing roads .. .. .	9 „ 7 „
New stop-banks .. .. .	11 „ 17 „
Levels taken .. .. .	145 (number).
Traverses run .. .. .	78 „
Artesian wells sunk .. .. .	36 „
Flood-gates built .. .. .	21 „
Concrete culverts built .. .. .	20 „
Creek-diversions .. .. .	2 „
Concrete bridges .. .. .	1 „
File bridges .. .. .	13 „
Sill bridges .. .. .	18 „
Metal for roads .. .. .	17,358 cubic yards.
Spoil dredged .. .. .	489,627 „

*Office.*—The total expenditure certified for payment during the year was £232,281 9s. 2d. The amount of £148,016 15s. 3d. for wages, &c., was paid out of Kaitaja, Thames, and Whakatane imprests, and payments through the local Treasury Office amounted to £58,487 8s. 5d. Some 629 piecework contracts were let during the year. The number of vouchers passed through the books was 3,822, which shows a small increase over last year's number. The amount of £1,417 11s. 8d. was received during the year for various services, exclusive of rates. Inward correspondence numbered 7,680, outward 8,177.

*Collection of Rates:* The total amount received under this head was £15,787 14s. 11d., credited as follows: Hauraki Plains, £6,698 17s. 1d.; Rangitaikei Swamp, £9,088 17s. 10d. The collection of rates involves a great deal of time and labour, and practically the whole of one clerk's time is now devoted to it, apart from the necessary supervision and checking which the collector must necessarily do himself.

Plans and sections in connection with the various drainage schemes formulated and taken in hand have been made, also calculation, designing, and compilation work connected therewith. A considerable amount of blue-printing was done. All the plans in the office have now been properly recorded and indexed on cards. The draughting staff has been busily engaged during the year on these undertakings.

*Visit to America.*—Effect was given to the instructions of the Hon. Minister of Lands that an examination of American methods of land-reclamation be made on the ground, and thereafter suitable plant purchased for adequately carrying on operations in this Dominion. The results of observations and recommendations are contained in a separate report submitted to the Hon. Minister.

*Equipment.*—Contracts were entered into for the purchase of the following up-to-date machinery and supplies, some of which will shortly come to hand: Field—Five dipper dredge equipments;

two steel hull equipments; three walking dipper equipments; four drag-line excavator equipments; three combination steam-navvies and drag-line excavator equipments; three gasolene-locomotive equipments; complete equipment for three headings of air-compressors, rotators, drill-steels, &c.; spare parts generally. Office—One photostat equipment; two flow-recorders (clock-driven) equipments; one electric-current meter equipment. It is confidently expected that the new equipment will materially expedite future operations.

The Acting Chief Drainage Engineer, Mr. O. N. Campbell, in association with Mr. R. G. Macmorran, Inspecting Engineer, and Mr. J. W. Harvey, Chief Clerk and Accountant, very capably carried out the duties of the Chief Drainage Engineer during his absence in America.

#### APPENDIX IV.—SAND-DUNE RECLAMATION.

(R. P. GREVILLE, F.R.G.S., Commissioner of Crown Lands, North Auckland.)

Sand-dune reclamation has been continued during the year on the east and west coasts—on the east coast between Waipu and Marsden Point, and on the west coast south of Kaipara Harbour in the vicinity of Woodhill. Satisfactory and encouraging progress has been made in both places, and large plantations of marram, lupin, and other plants are now firmly established, making the work of future reclamation a much easier problem than when operations were commenced.

In starting reclamation of sand-drifts one of the difficulties generally to be faced is that of obtaining a good supply of sand-binding plants with which to carry on the work. It is this problem which makes it difficult, if not impossible, to commence sand-reclamation works on a large scale, and at the inception it is usually necessary to establish plantations which will form bases of supply for future planting.

The importance and value of this work I think is generally recognized. From my experience I am satisfied that sand-dune reclamation can be regarded as a truly reproductive work, and that where we have a rainfall such as we have in New Zealand the work is not of an experimental nature, and success is assured provided we proceed along the right lines. Where valuable lands are threatened by the spread of drift the work really becomes one of necessity, and the ends to be attained are twofold—first, the reclamation of the sand-dune area, and second, the protection from injury and possibly destruction of the valuable lands now in a productive state.

An important consideration in regard to the reclamation areas is the vital importance of keeping all wandering stock off the area to be dealt with. In the far northern peninsula, extending from the valuable Kaitaia Swamp towards the North Cape, we have several large areas of land, including vast stretches of sand-drift, which are let as grazing-runs at an almost peppercorn rent. This gives the lessees the right of pasturing stock over these sand-dune areas, and makes the problem of the future reclamation of the dunes one of increasing difficulty. It is proposed, as these leases expire, to discontinue them and to take steps as far as possible to prevent the trespass of stock on the areas referred to. It is found that if stock is kept off these sand-dune areas the growth of native plants helps materially to check the sand-drift. This has been particularly noticeable in the Waipu sand-drifts, and in a lesser degree on the Kaipara coast. In the latter place it has not been possible to take effective measures to keep the wandering stock off the land, and in some places the rabbit pest has rather added to our difficulties.

The work in this district is under the charge and direction of Mr. Samuel Stafford, who has made a keen study of the problem, and much of the success attained is the result of his zealous and enthusiastic work.

Up to the end of March the work done on the Waipu coast comprised nine plantations of marram-grass, of a total area of 56 acres, and 291 sacks of lupin-seed harvested and sown in suitable localities. Large numbers of *Hakea siligna*, *elæagnus*, *Pinus radiata*, African boxthorn, and other suitable plants were put in. The total cost of this work up to the end of March was £859 7s. 10d.

On the Kaipara coast there were six plantations of marram-grass established, comprising a total area of 104 acres. Lupin-seed has been sown on large areas, and the plants are thriving well. 503 sacks of seed were harvested and sown, the seed being sown without taking it out of the pod. In addition, half a ton of threshed seed was sown along a continuous line parallel to the coast, extending from near Muriwai to a point about ten miles to the north. The total expenditure on the Kaipara sand-dunes to the end of the financial year was £1,182 14s 10d.

It is proposed during the coming year to commence sand-dune-reclamation works on the Northern Kaipara coast, west of Te Kopuru and Aratapu, the sum of £250 having been placed on the estimates last year for that purpose.

It is also proposed to make a start and establish plantations as a base for future supplies in the far north, between Ahipara and Hohoura. The sand-drift in this region has become a very serious problem, and it is necessary that plantations should be put in hand in order to protect valuable areas of Crown lands from being covered over by the drifting sand.

Table 1.—RETURN SHOWING (APPROXIMATELY) POSITION OF LANDS IN THE DOMINION AT 31ST MARCH, 1921.

District.	Total Area sold and held on Freehold.	Total Area granted under Acts without Money Payment, or reserved for Public Purposes from Foundation of Dominion.	Total Area of Crown Lands leased under all Tenures (exclusive of Reserves leased by Crown).	Total Area open for Selection.	Total Area of Native Land.	Estimated Area of Barren and Worthless Country not already included under any of the other Headings.	Estimated Area occupied by Roads, Rivers, Lakes, &c	Total Area remaining for Future Disposal, exclusive of Land shown in Preceding Columns.	Total Area In Land District.
	Acre.	Acre.	Acre.	Acre.	Acre.	Acre.	Acre.	Acre.	Acre.
North Auckland	..	*	485,943	11,367	546,157	..	40,000	348,938	4,478,200
Auckland	..	4,192,911	1,200,628	128,091	2,837,177	..	626,971	376,344	9,047,340
Hawke's Bay	..	2,530,016	1,043,124	14,581	1,261,882	..	150,659	78,179	5,508,900
Taranaki	..	572,087	587,553	17,416	236,575	..	68,498	198,393	2,401,500
Wellington	..	3,360,032	767,707	151	1,496,461	36,500	195,282	304,116	7,051,000
Nelson	..	616,741	890,751	46,054	30,629	565,652	60,229	172,060	4,715,000
Marlborough	..	776,392	2,329,006	181	..	36,364	100,582	22,938	2,768,000
Westland	..	154,758	335,026	280,236†	..	750,000†	154,250†	385,041†	3,863,878
Canterbury	..	3,569,492	308,778	614	..	140,500	445,786	10,005	9,478,045
Otago	..	1,982,217	1,390,631	42,234	..	573,600	263,463	82,289	9,095,000
Southland	..	1,632,300	5,537,100	13,063	..	626,479	140,789	265,335	7,882,369
Totals ..	17,925,048	14,789,753	19,395,320	553,988	6,408,881	2,729,095	2,246,509	2,243,638	66,292,232

\* Included in Auckland figures.

† Includes 502,117 acres reserved as provisional State forests, but not shown in column 2.



Table 2.—LANDS SELECTED DURING THE YEAR ENDED 31ST MARCH, 1921.

Land District.	Cash.		Deferred Payment.		Renewable Leases.		Occupation with Right of Purchase.		Small Grazing-runs.		Pastoral Runs.		Pastoral Licenses Mining Districts under Special Regulations.		Mining Districts Land Occupation Leases.		Miscellaneous Leases, &c.		Education Endowments.		Totals.	
	No.	Area.	No.	Area.	No.	Area.	No.	Area.	No.	Area.	No.	Area.	No.	Area.	No.	Area.	No.	Area.	No.	Area.	No.	Area.
North Auckland	41	1,927	6	394	108	18,070	18	2,686	1	2,928	..	..	21	9,478	..	..	60	14,615	7	721	240	38,413
Auckland	33	1,115	49	2,392	246	56,823	15	4,788	..	..	..	..	60	6,571	22	75	60	6,571	22	75	466	84,426
Hawke's Bay	13	43	..	..	133	56,849	..	..	..	..	1	2,845	..	..	..	..	16	4,602	2	1,138	165	65,477
Taranaki	86	12,038	8	402	92	21,087	3	3,203	..	..	..	..	..	..	..	..	48	5,497	10	1,184	247	42,411
Wellington	44	120	39	253	173	36,993	4	62	..	..	1	1,350	..	..	..	..	62	4,602	12	36	335	43,416
Nelson	20	852	..	..	29	13,384	2	1,855	6	5,645	..	..	16	5,851	..	..	39	8,691	2	81	115	36,369
Marlborough	2	3	1	8	27	8,980	4	340	..	..	2	2,100	..	..	1	10	24	859	1	1	61	12,291
Westland	2	2	..	..	5	1,099	..	..	..	..	1	14,000	..	..	8	46	51	15,445	2	83	92	36,641
Canterbury	18	186	3	15	115	23,310	..	..	..	..	1	18,432	..	..	..	..	60	10,353	1	206	198	52,502
Otago	24	462	5	324	88	26,257	7	523	10	69,456	15	61,241	..	..	4	140	64	6,008	2	10	219	164,421
Southland	18	1,249	18	645	27	3,745	..	..	..	..	..	..	..	..	1	25	44	3,148	10	221	118	9,033
Totals	301	17,997	129	4,433	1,043	266,597	53	13,457	17	78,029	21	99,968	60	21,295	33	477	528	80,391	71	2,756	2,256	585,400

Table 3.—LANDS HELD ON LEASE AT 31ST MARCH, 1921.

Land District.	Deferred Payment.		Lease in Perpetuity.		Renewable Lease.		Occupation with Right of Purchase.		Small Grazing-runs.		Pastoral Runs.		Pastoral Licenses in Mining Districts.		Mining Districts Land Occupation Leases.		Perpetual Leases.		Miscellaneous Leases and Licenses.		Education Endowments.		Totals.	
	No.	Area.	No.	Area.	No.	Area.	No.	Area.	No.	Area.	No.	Area.	No.	Area.	No.	Area.	No.	Area.	No.	Area.	No.	Area.	No.	Area.
North Auckland	83	6,387	465	75,499	563	113,218	957	174,718	2	6,122	10	6,685	..	..	5	239	24	2,528	317	132,710	542	42,883	2,968	560,989
Auckland	451	85,896	482	138,968	1,088	241,237	1,212	410,405	17	80,616	9	111,988	258	78,162	190	6,838	3	677	844	47,602*	210	39,506	4,764	1,241,895
Hawke's Bay	148	64,698	506	152,233	627	259,048	283	108,739	97	269,303	33	83,959	..	..	..	..	239	108,820	237	77,223	237	77,223	2,170	1,124,023
Taranaki	50	6,446	693	185,678	325	101,544	610	273,654	4	3,582	4	..	..	..	..	..	6	2,127	300	15,442	480	50,431	2,468	638,904
Wellington	219	44,892	1,089	162,281	987	177,453	641	244,406	35	40,337	15	29,465	..	..	..	..	..	787	84,757	520	105,924	4,293	889,515	
Nelson	49	15,382	402	140,227	555	249,333	168	56,926	15	22,400	4	229,700	280	59,910	26	868	4	470	513	141,333	121	7,434	2,137	923,983
Marlborough	22	12,652	564	182,819	256	144,294	87	27,780	113	293,680	46	819,017	..	..	2	200	7	52	260	43,792	41	1,401	1,398	1,525,687
Westland	22	2,702	360	43,381	394	54,717	49	9,030	..	..	..	1,397,062	339	71,181	90	656	1	50	993	258,214	89	13,648	2,429	1,850,641
Canterbury	122	21,679	1,488	252,318	852	361,798	18	2,662	145	475,691	133	2,807,281	..	..	..	..	63	1,885	841	232,663	232	71,407	3,894	4,227,384
Otago	45	4,885	1,333	282,273	728	197,897	243	40,454	412	1,525,982	272	3,345,477	..	..	..	..	99	9,076	1,358†	199,689	429	44,762	5,227	5,659,763
Southland	95	14,312	566	96,841	354	70,403	317	63,475	20	64,989	80	1,235,467	..	..	54	1,730	33	2,826	507	80,048	791	326,936	2,817	1,957,027
Totals	1,306	279,931	7,948	1,712,518	6,729	1,970,942	4,585	1,412,249	860	2,782,702	694	10,066,101	877	209,253	675	19,799	240	19,691	6,969	1,345,070	3,692	781,555	34,565	20,599,811

\* Includes Thermal Springs Districts leases. † Includes agricultural leases.

NOTE.—This table includes national endowment and education endowments, but excludes other endowments administered by Land Board.

**Table 4.**—LANDS DISPOSED OF UNDER THE LAND FOR SETTLEMENT ACTS TO THE 31ST MARCH, 1921.

District.	Area acquired.		Area of Land un-let, including Land forfeited, surrendered, or resumed and not relet, and also Land not yet offered for Selection.	Total Area purchased for Cash or made Freehold to Date.			Total Lands leased to Date.			Rent and other Payments received during the Year.	Total Receipts from Inception to 31st March, 1921.
	Acres.	Acres.		Number of Purchasers.	Area.	Price realized.	Number of Selectors.	Area.	Annual Rental.		
North Auckland	37,468	937	1,957	160	1,669	20,507	238	32,905	13,278	12,707	88,747
Auckland ..	346,749	7,173	100,053	553	114,260	242,920	860	125,263	39,843	77,415	621,820
Hawke's Bay ..	300,134	2,731	2,586	110	21,188	134,666	828	273,629	107,611	119,135	228,781
Taranaki ..	25,079	195	4,694	39	1,189	27,446	136	19,001	13,001	14,826	107,253
Wellington ..	133,694	1,072	3,453	110	6,858	74,210	827	122,311	85,123	86,493	482,831
Nelson ..	59,398	879	17,389	6	1,635	2,953	53	39,495	4,396	4,919	33,570
Marlborough ..	235,177	2,686	846	30	6,442	20,764	489	225,203	37,570	38,486	477,003
Westland ..	5,080	99	..	2	192	116	30	4,789	536	570	10,932
Canterbury ..	604,117	4,507	493	194	13,457	104,258	1,889	585,660	169,010	177,751	2,087,071
Otago ..	266,154	2,901	8,059	42	5,849	27,939	1,054	249,345	75,156	76,894	949,642
Southland ..	97,199	983	304	74	10,742	40,646	348	85,170	20,788	34,102	287,402
Totals ..	2,110,249	24,163	139,834	1,320	183,481	696,425	6,752	1,762,771	566,312	643,298	5,375,052

**Table 5.**—ENDOWMENT LANDS ADMINISTERED BY LAND BOARDS AND LEASED AT 31ST MARCH, 1921.

Land District.	National Endowment.			Education Endowments.			Other Endowments.			Total.		
	Number.	Area.	Annual Rent.	Number.	Area.	Annual Rent.	Number.	Area.	Annual Rent.	Number.	Area.	Annual Rent.
North Auckland	363	84,342	6,144	542	42,883	4,782	13	3,872	141	918	131,097	11,067
Auckland ..	510	250,732	6,228	210	39,506	3,445	6	1,873	44	726	292,111	9,717
Hawke's Bay ..	124	231,383	12,420	237	77,223	13,279	..	..	..	361	308,606	25,699
Taranaki ..	169	69,413	4,871	480	50,431	8,615	20	9,724	897	669	129,568	14,383
Wellington ..	120	69,797	4,418	520	105,924	20,888	30	14,517	702	670	190,238	26,008
Nelson ..	807	318,846	6,422	121	7,434	597	450	15,981	1,444	1,378	342,261	8,463
Marlborough ..	209	542,528	6,260	41	1,401	576	6	1,410	168	256	545,339	7,004
Westland ..	1,005	500,828	4,046	89	13,648	537	8	5,207	729	1,102	519,683	5,312
Canterbury ..	160	1,667,713	41,538	232	71,407	28,825	151	16,899	1,795	543	1,756,019	72,158
Otago ..	754	2,582,728	38,607	429	44,762	5,718	66	175,827	9,135	1,249	2,803,317	53,460
Southland ..	243	764,323	5,498	791	326,936	20,028	18	115,126	2,393	1,052	1,206,385	27,919
Totals ..	4,464	7,082,633	136,452	3,692	781,555	107,290	768	360,436	17,448	8,924	8,224,624	261,190

**Table 6.**—TOTAL REVENUE, ARREARS, AND POSTPONEMENTS OF RENT AT 31ST MARCH, 1921.

District.	Ordinary Crown Lands.	Lands for Settlement.	Cheviot Estate.	National Endowment Lands.	Education Endowment Lands.	Other Endowment Lands.	Miscellaneous.	Total Revenue.	Total Arrears.	Total Postponements.
North Auckland ..	£ 50,286	£ 12,707	£ ..	£ 6,172	£ 4,776	£ 63	£ 6,660	£ 80,664	£ 6,242	£ 1,678
Auckland ..	127,830	77,415	..	11,560	4,066	74	13,039	233,984	13,319	8,691
Hawke's Bay ..	104,820	119,145	..	12,500	13,011	1	3,747	253,224	5,091	19,655
Taranaki ..	232,127	14,826	..	3,661	8,374	844	2,004	261,836	5,213	482
Wellington ..	120,178	86,493	..	4,822	21,331	600	4,038	237,462	23,968	5,453
Nelson ..	10,217	4,918	..	7,145	580	15,937	1,070	39,867	2,684	..
Marlborough ..	13,333	38,486	..	6,310	541	..	955	59,625	1,107	2,244
Westland ..	5,942	570	..	16,230	395	594	433	24,164	559	..
Canterbury ..	26,135	177,751	18,517	35,807	27,953	1,556	903	288,622	2,433	4,641
Otago ..	37,877	76,895	..	35,099	6,008	6,919	2,096	164,894	2,169	1,943
Southland ..	28,215	34,102	..	5,214	20,144	2,291	1,175	91,141	675	389
Totals ..	756,960	643,308	18,517	144,520	107,179	28,879	36,120	1,735,483	63,460	45,176

Approximate Cost of Paper.—Preparation, not given: printing (700 copies), £60.

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