

1922.

NEW ZEALAND.

LAND FOR SETTLEMENTS ACT, 1908

(REPORT ON THE).

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

The LAND PURCHASE CONTROLLER to the MINISTER OF LANDS.

SIR,—

Wellington, 31st August, 1922.

I have the honour to submit the report of the Department for the year ended the 31st March, 1922.

The operations of the Department have been very much curtailed during the period, the number of estates offered being 148, with an area of 137,611 acres. There were, however, others offered direct to the local Land Purchase Boards. The area purchased and mostly settled by ballot was 5,165 acres, of a value of £97,887. In this amount is included the purchase of live and dead stock on McDonald's and Mount Pisa (Otago), as well as a considerable sum on the latter for fencing, water-rights, &c.

The area purchased under section 3 of the Discharged Soldiers Settlement Amendment Act, 1917, for forty-seven individual soldiers, was 3,099 acres, valued at £122,059. Of properties selected by discharged soldiers under section 2 of the Act the purchase is approved of by the local Land Boards and does not pass through this office. Notwithstanding the slump in stock and produce, the value of land generally has not fluctuated much and has not yet reached a payable level, consequently very few sales are taking place. There are, however, signs of a better demand.

In January last the unoccupied portion of the Clifton Settlement, near Balclutha, was taken in hand under the direction of this Department, and already about 1,000 acres have been ploughed, mostly with the digger-plough. It is proposed to sow the bulk with catch-crops. A small area has been lined and sown down, and the prospects of a successful sward are very encouraging. There will be, say, 200 to 300 acres in oats, 100 acres in rape, 200 to 300 acres in turnips, 200 acres in oats for feeding down, and the balance grass, mostly temporary. The stock (sheep and cattle) are doing remarkably well, and the manager speaks enthusiastically of the results so far.

The returns from Teviot have been quite satisfactory. The wool averaged 1s. per pound net, or a total of £12,035, in store at Dunedin. The number of sheep (Corriedales) shorn was 28,632, and weight of wool 239,005 lb. net, including twenty-two bales of crutchings. Eight thousand lambs were marked. The surplus sheep sold at prices much in advance of last season. The flock of nearly thirty thousand is now of a high standard. The rabbit pest is being energetically dealt with, and there is now a marked change in the appearance of the country. There are four settlers in possession of sections.

At Mount Pisa the principal work is directed to the destruction of rabbits. It is hoped to have them well in hand before the winter is over. The sheep taken over were a very mixed lot, and a very large proportion was only fit for boiling down. The number of breeding-ewes is not sufficient to maintain the flock, therefore outside sheep have had to be purchased to make up the decrease for culling and loss. The right sort is most difficult to pick up; besides, strange sheep take time to settle on the country. About 1,800 two-tooth Merinos and "comebacks" were secured in April. I am afraid if the property is disposed of in small blocks the settlers will largely depend upon the rabbit for their revenue, and if an inexperienced person gets a section disaster will certainly follow.

Land Settlement Finance Act.—As in the case of recent years, there were no transactions under this Act.

Mr. T. N. Brodrick, I.S.O., O.B.E., late Under-Secretary for Lands, has retired from the Board. Mr. Brodrick has had a very long experience in the subdivision and settlement of lands purchased for settlement. He held the position of Commissioner of Crown Lands in the important districts of Hawke's Bay, Canterbury, and Wellington, and for the past seven years was Under-Secretary for Lands, and has been a member of local and the Dominion Land Purchase Board. For the past thirteen years I have been closely identified with him, and can speak with every confidence of the care and judgment he has at all times bestowed upon the business before the Board. I offer him my best wishes for a pleasant time in his retirement. Another member of the Board, Mr. G. H. M. McClure, has also retired after a long period of strenuous work in the interests of settlement. I also tender to him my best wishes upon his retirement.

JOHN D. RITCHIE,
Land Purchase Controller.

TABLE A.—NUMBER OF PROPERTIES CONSIDERED DURING THE YEAR ENDED 31ST MARCH, 1922.*

Land District.	Number.	Area of Estates offered.
		Acres.
Auckland	87	79,864
Hawke's Bay	12	15,090
Taranaki	7	2,377
Wellington	21	18,135
Marlborough .. .. .	..	..
Nelson	2	260
Westland .. .. .	..	..
Canterbury	13	14,771
Otago	5	6,751
Southland	1	363
Totals	148	137,611

* In addition, areas have also been offered direct to the Local Land Purchase Boards.

TABLE B.—SUMMARY OF ESTATES ACQUIRED UP TO 31ST MARCH, 1922.

Land District.	Number.	Area.	Purchase-money.
		Acres.	£
Auckland	92	385,329	1,481,461
Hawke's Bay	60	301,470	2,291,637
Taranaki	25	27,628	369,818
Wellington	142	156,575	2,216,957
Marlborough	20	223,277	734,665
Nelson	14	48,821	150,473
Westland	2	5,125	8,343
Canterbury	172	447,349	3,444,252
Otago	71	293,014	1,776,805
Southland	25	90,637	457,561
Totals	623	1,979,225	12,931,972

TABLE C.—STATEMENT OF THE MONEYS RECEIVED INTO AND PAID OUT OF THE LAND FOR SETTLEMENTS ACCOUNT FOR THE YEAR ENDED 31ST MARCH, 1922.

LAND FOR SETTLEMENTS ACCOUNT.							
<i>Receipts.</i>		£	s. d.	<i>Payments.</i>		£	s. d.
Balance at beginning of year		373,756	5 2	Purchase-money		806	7 3
Debentures issued under Land Laws Amendment Act, 1913, and Appropriation Act, 1918		17,000	0 0	Incidental expenses		47,485	7 1
Receipts under sec. 191, Land Act, 1908		216	13 4	Recoupment of interest and sinking fund under sec. 4, Finance Act, 1919		391,523	12 7
Rents		311,215	12 8	Interest under subsec. (8), sec. 191, Land Act, 1908		134	1 5
Sales of—	£	66,711	12 9	Amount transferred to Land for Settlements Account (Opening up Crown Lands for Settlement Account) under sec. 63, Land Laws Amendment Act, 1913, and sec. 42, Appropriation Act, 1918		27,100	0 0
Crown lands				Recoupment of management charges of bonds and consolidated stock		351	19 10
Land-for-settlement lands		72,083	4 0	Expenditure Farm Account, Teviot Estate		334	19 0
		138,794	16 9	Land-for-settlements expenses		8,560	13 8
Interest on securities held by Investment Account		15,070	9 7	Sinking fund		23,807	0 0
Receipts on account of Farm Account, Teviot Estate		25,210	19 7	Balance—	£		s. d.
Recoveries—	£	160	0 0	Cash in Public Account		63,250	7 2
Isleworth				Investments		316,400	0 0
Parcora No. 2		2	10 0	Imprests outstanding		3,488	0 4
Reparoa		591	17 1			383,138	7 6
Te Pua		150	0 0			£883,242	8 4
Teviot		334	19 0			£883,242	8 4
Wairuna		738	5 2				
		1,977	11 3				
		£883,242	8 4				

LAND FOR SETTLEMENTS ACCOUNT (DISCHARGED SOLDIERS SETTLEMENT).

<i>Receipts.</i>		£	s.	d.	<i>Payments.</i>		£	s.	d.
Balance at beginning of year ..		173,146	7	2	Purchase-money ..		206,439	18	0
Debentures and stock issued under New Zealand Loans Act, 1908, Discharged Soldiers Settlement Loans Act, 1919 ..		175,000	0	0	Incidental expenses ..		47,852	7	7
Interest on securities held by Investment Account ..		1,735	7	11	Recoupment of interest and sinking fund under sec. 4, Finance Act, 1919 ..		136,394	4	3
Receipts from estates—					Expenditure Mount Pisa Farm Account, live and dead stock ..		12,700	0	0
Rents ..		56,644	4	9	Balance—	£	s.	d.	
Sales ..		1,375	3	3	Cash in Public Account	7,936	13	6	
Receipts on account Farm Account, Mount Pisa Estate ..		4,624	5	8	Imprests outstanding	2,966	14	1	
Recoveries—	£	s.	d.						
Ahiaruhe ..	37	8	1				10,903	7	7
Brooksdale ..	2	6	8						
Dalmain ..	17	14	9						
Hikuai ..	23	3	6						
Isleworth ..	184	0	0						
Kopuku ..	211	19	0						
Lauriston ..	880	3	6						
Makopua ..	65	18	1						
Mountford ..	2	2	0						
Osborne ..	4	0	0						
Pukekoa ..	6	18	9						
Raumaewa ..	19	1	6						
Springwell ..	80	0	0						
Tairua ..	10	0	0						
Tawhiwhi ..	214	5	0						
Westmere ..	5	7	10						
			1,764	8	8				
			£414,289	17	5				
							£414,289	17	5

LAND FOR SETTLEMENTS ACCOUNT (OPENING UP CROWN LANDS).

<i>Receipts.</i>		£	s.	d.	<i>Payments.</i>		£	s.	d.
Balance at beginning of year ..		18,034	18	10	Annual appropriation—Vote 80, Roads to open up lands for settlement ..		51,471	3	9
Revenue received under sec. 63, Land Laws Amendment Act, 1913 ..		15,343	5	6	Recoupment of interest under sec. 4, Finance Act, 1919 ..	£	s.	d.	
Amount set aside from Land for Settlements Account under sec. 63, Land Laws Amendment Act, 1913, and sec. 42, Appropriation Act, 1918 ..		27,100	0	0	Act, 1919 ..	7,980	19	4	
					Sinking fund ..	983	11	6	
							8,964	10	10
					Balance—Cash in Public Account ..		42	9	9
			£60,478	4	4				
							£60,478	4	4

Examined and found correct.

G. F. C. CAMPBELL,

Controller and Auditor-General.

TABLE D.—RETURN OF LANDS PURCHASED AND PAID FOR FROM 1ST APRIL, 1921, TO 31ST MARCH, 1922.

Name of Owner.	Name of Estate.	Locality.	Price per Acre.	Mode of Acquisition.	Settlement.	Area.	Amount paid.
AUCKLAND.							
Dickesons, Shera, Wells, and Close	Remuera ..	Omapere S.D. ..	£ s. d. ..	By agreement	Remuera (additional)	Acres. 46	£ 806
Potts, J. C. ..	..	Pirongia ..	6 0 0	..	Bomford ..	65	388
						111	1,194
TARANAKI.							
Trimble, T. F. ..	..	Okato S.D. ..	27 0 0	..	Katikara ..	327	8,842
Add apportionments ..	..	..	..	..	..	..	39
						327	8,881
MARLBOROUGH.							
Boag, J. N. ..	Goat Hills ..	Kaikoura County ..	..	..	Goat Hills ..	..	85*
CANTERBURY.							
Hayter, E. E. ..	..	Burke's Pass ..	4 0 0	..	Rollsby ..	187	750
OTAGO.							
McDonald, P. ..	..	Greenvale S. D. ..	25 15 0	..	Kelso ..	723	18,929†
Beggs's Estate ..	..	Hillend S.D. ..	15 0 0	..	Pukeawa ..	2,737	41,048
Nicholls, H. H. ..	Mount Pisa ..	Cromwell ..	..	..	Mount Pisa ..	1,080	27,000‡
						4,540	86,977
						5,165	97,887
Purchased for individual soldiers	..	..	..	..	..	3,099	122,059
Totals ..	..	..	..	..	..	8,264	219,946

* Apportionments rates and interest.

† Including £300 for milking plant.

‡ Including live and dead stock, improvements, and water-rights.

TABLE E.—RETURN OF LANDS PURCHASED AND PAID FOR FROM 1st APRIL, 1921, TO 31st MARCH, 1922, UNDER DISCHARGED SOLDIERS SETTLEMENT AMENDMENT ACT, 1917.

Owner.	Locality.	Settlement.	Price per Acre.	Area.	Amount.	Number of Discharged Soldiers participating.
AUCKLAND.						
Kirk, T.	Rangitaiki ..	Omehu ..	£ s. d.	Acres.	£	
			..	499	16,500	12
TARANAKI.						
Craig, R.	Ohura S.D. ..	Ngutu ..	..	700	10,622	3
WELLINGTON.						
Collier, A. D., and A. R. ..	Wangaehu ..	Hainui No. 2 ..	74 0 0	349	25,810	7
Ratliffe, F. E. S.	Te Ahitainga ..	Te Ore Ore ..	70 0 0	587	41,125	10
Simpson, G. A.	Hunterville ..	Pukekoa ..	30 0 0	908	27,232	10
Chisholm, T.	Near Hunterville ..	Braemore (addl.)	13 15 0	56	770	5
				1,900	94,937	32
Totals .. .. .	..	..	..	3,099	122,059	47

TABLE G.—LAND-SETTLEMENT FINANCE ASSOCIATIONS INCORPORATED UP TO 31st MARCH, 1922.

Association.	Locality.	Name of Owner.	Area.	Purchase-money.	Number of Members.	Area of Allotment.
AUCKLAND.						
Eureka	Eureka ..	G. Howie ..	Acres. 824	£ 15,870	5	Acres. 100, 188, 200, 185, 151.
Tainui	Matangi ..	W. Ranstead ..	466	6,520	5	112, 50, 50, 82, 172.
Komata South ..	Komata South ..	Hubbards and Hubbards's executors	658	9,990	5	176, 158, 89, 104, 131.
Hikutaiia	Hikutaiia ..	G. Alley ..	839	7,663	8	180, 180, 129, 110, 145, 95.
Melrose	Te Aroha ..	G. W. Mace ..	858	6,466	5	169, 169, 176, 176, 168.
Martha	Hinuera ..	McGuire and Miller	1,698	10,245	10	174, 172, 184, 184, 185, 198, 200, 100, 101, 200.
Glengariff	Ohaupo ..	Greenslade, Mrs. ..	1,088	15,237	9	152, 185, 130, 155, 156, 208, 102.
Dunlop	Kaipaki ..	Sturges, W. N. ..	450	5,967	5	110, 123, 63, 76, 78.
Waipa	Te Awamutu ..	McGovern, F. ..	678	11,186	5	100, 101, 133, 176, 163.
Mimosa Downs ..	Walton ..	Hutchinson, C. Q. ..	1,009	8,582	7	196, 130, 270, 170, 243.
Walton	" ..	Butler, R. ..	1,182	13,003	9	200, 200, 200, 205, 117, 138, 122.
Waitangi	Waiuku ..	Sinclair, W. F. ..	1,014	9,637	5	200, 200, 205, 205, 204.
Pukekawa	Pukekawa ..	Morrison, R. E. ..	690	4,840	6	150, 133, 150, 53, 204.
Moana Vale	Roto-o-rangi ..	Paine, F. ..	1,812	13,474	11	150, 150, 141, 190, 200, 300, 262, 420.
Lansdowne	Walton ..	Mapp Bros. ..	773	8,506	7	160, 159, 118, 124, 212.
Woodside	Matangi ..	Goodwin, E. G. W. and A.	1,294	24,583	11	170, 130, 153, 100, 78, 101, 195, 92, 83, 141, 51.
Paparamu	Near Tirau ..	Harris, Harry ..	865	10,338	6	175, 168, 169, 199, 153.
Clarkin	Komokorau Survey District	Clarkin, John ..	623	15,000	7	77, 81, 100, 100, 95, 68, 100.
Hoururangi	Near Te Aroha ..	Edwards, C. B. ..	374	5,048	5	72, 71, 61, 62, 108.
Otaikarangi	Near Whangarei	Lewis, D. H. ..	1,545	10,596	6	230, 136, 254, 364, 230, 331.
			18,740	212,751	137	
HAWKE'S BAY.						
Korokipo	Korokipo ..	J. E. Lane ..	670	16,630	7	64, 102, 79, 162, 101, 112, 50.
Matamau	Matamau ..	Lloyd and Tansey ..	1,459	24,789	12	112, 114, 127, 114, 166, 181, 188, 141, 122, 194.
Blairstown	Near Dannevirke	Ross, R. B. ..	1,483	23,681	9	155, 153, 153, 149, 167, 167, 195, 176, 138.
			3,612	65,100	28	
WELLINGTON.						
Nikau Grange	Ashhurst ..	Messrs. Fraser ..	672	18,830	6	130, 141, 145, 133, 123.
Moorfield	Kimbolton ..	E. H. Crabbe ..	807	16,948	5	150, 184, 191, 150, 132.
Auchmoré	Okoia ..	McGregor, J. ..	633	14,570	7	120, 101, 100, 115, 64, 55, 78.
Glencairn	Turakina ..	Bruce, J. ..	1,599	33,567	6	28, 25, 61, 105, 110.
Quilltown	Wanganui ..	Whiteman, E. H. ..	329	11,587	8	178, 52, 140, 75, 147, 143, 171.
Otauri	Hunterville ..	Simpson, R. K., A. G., and R. K., jun.	906	21,524	12	95, 135, 184, 199, 147, 169, 199, 186, 94, 95, 95.
Lake Alice	Near Marton Junction	Meyer, J. C., jun. ..	378	10,270	7	46, 60, 141, 65, 65.
			5,324	127,296	51	

TABLE G.—LAND-SETTLEMENT FINANCE ASSOCIATIONS INCORPORATED UP TO 31ST MARCH, 1922
—continued.

Association.	Locality.	Name of Owner.	Area.	Purchase-money.	Number of Members.	Area of Allotment.
Clifton Grove ..	MARLBOROUGH. Lower Wairau ..	Haywood, A. E. ..	Acres. 368	£ 15,307	5	Acres. 70, 65, 38, 41, 71, 83.
Harihari ..	WESTLAND. Harihari ..	Rasmussen, T. V... ..	586	3,223	5	117, 117, 117, 117, 117.
Brookland ..	CANTERBURY. Winchester ..	R. Brookland ..	400	9,621	5	53, 68, 93, 65, 121.
Waitohi Downs ..	Temuka ..	D. Shaw, jun. ..	1,021	12,636	6	178, 197, 200, 223, 223.
Melville Downs ..	Fairlie ..	Black, William ..	1,023	12,280	5	197, 224, 198, 208, 196.
Gleniffer ..	Beautiful Valley	Macaulay and Mrs. Dick	852	10,277	5	160, 200, 164, 164, 164.
Wentnor ..	"	North, W. B. ..	1,113	12,248	5	207, 207, 206, 218, 275.
Chastleton ..	Pleasant Valley ..	Harris, E. ..	1,528	10,885	5	279, 333, 335, 276, 305.
Owersby ..	Fairlie ..	Dixon, R. A. ..	2,181	17,992	8	213, 243, 252, 256, 242, 284, 385, 301.
Kelman ..	Lowcliffe ..	Kelman, A. W., F. B., and J. A.	863	13,283	6	186, 115, 112, 100, 250, 100.
Trentham..	Fairlie ..	Langridge and Crampton	1,631	15,498	7	260, 260, 217, 264, 226, 300, 104.
Eiffelton ..	Lowcliffe ..	Henderson Bros. ..	535	14,976	7	79, 66, 79, 79, 78, 77.
Angland ..	Arowhenua ..	Quinn, D. ..	292	8,746	5	100, 48, 42, 54, 48.
			11,439	138,442	64	
Bruce ..	OTAGO. Kakanui ..	Bruce, G. ..	205	6,368	5	39, 40, 76, 25, 25.
Merrivale No. 1*	SOUTHLAND. Merrivale ..	Ellis, J. C. ..	2,276	16,560	11	305, 376, 293, 178, 250, 199, 169, 257, 249.
" No. 2*	" ..	" ..	1,880	14,074	8	184, 157, 297, 310, 275, 315, 342.
			4,156	30,634	19	
			44,430	599,121	314	

* Since transferred to Land for Settlements under Land Laws Amendment Act, 1914.

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