

1924.  
NEW ZEALAND.

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# LAND FOR SETTLEMENTS ACT, 1908

(REPORT ON THE).

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

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The LAND PURCHASE CONTROLLER to the MINISTER OF LANDS.

SIR,—

Wellington, 19th August, 1924.

I have the honour to submit the report of the Department for the year ended the 31st March 1924.

Although during the year a number of properties, in various parts of the Dominion, have been placed under offer to the Department for the purposes of settlement, the area purchased has been relatively small. The chief reason for this (apart from entire unsuitability in some cases) is the comparatively high price still being asked by vendors for lands suitable for subdivision. While admitting that the present prices for almost the whole of our exportable primary products justifies a certain amount of optimism, it would be unsafe to venture upon anything approaching a large purchasing policy until export prices are proved to be of a more stable nature. This is perhaps more particularly the case in regard to purely sheep-country, for which at present there exists a considerable demand.

*Teviot.*

The past season was a very trying one. The autumn was dry and feed scarce. Turnips were practically a failure. A heavy fall of snow occurred in July, which necessitated the out-wintering of eight thousand of the ewes. Half were sent to Clifton and the balance to Moa Flat. To make matters worse, some 3,000 acres of the lambing country was offered by ballot in August with immediate possession. As the ewes were returning early in September, and the successful applicants did not desire to stock up at that time of the season, several of the sections were leased back. Purchasers, however, had to be found for two to three thousand of the ewes, and surprisingly satisfactory prices were obtained. The lambing, as expected, was below the average. The wool, though light, and showing signs of the hard winter, topped the Dunedin sales for 466 bales, averaging over 2s. per pound.

The balance of the station, with the exception of the homestead, was offered in February by ballot, and nearly all taken up by very likely men. The sheep were valued by three competent men, and offered to the successful applicants, who eagerly took them on the conditions laid down. The sections left will be offered in February next.

*Mount Pisa.*

The weather conditions did not affect this property so much as Teviot. The winter, however, was very severe, and the stock suffered considerably. The snow cleared early, so the sheep were able to get higher up sooner than usual. Lambing was poor, but the sheep came in at shearing-time much better than was expected. The clip was fairly good, and brought full average prices in Dunedin. The property was divided into ten sections, and offered by ballot to soldiers in February last. The whole was taken up. The sheep were valued by three practical men, and offered to the successful applicants, who readily accepted them on the conditions arranged. The weather was wet and foggy during the mustering for delivery, and there are still over three thousand sheep unaccounted for. A good many will still come in. The live and dead stock were sold later.

The rabbits were well in hand in the autumn, and provision was made in the leases to continue the rabbiting until the end of March, 1925. The lessees will thus have an opportunity of getting their fencing and other work done.

*Clifton.*

The drought which prevailed during the year over Canterbury and part of Otago extended to this settlement. The spring and summer were exceptionally dry and windy, and consequently the white crops and grasses were light, and rape and turnips in many places a failure.

Very great difficulty was experienced in saving the Western Wolths and rye-grass seed, and for a time it was doubtful if it would be worth cutting. The yield, however, for Wolths was 20 bushels, and rye-grass 17 bushels per acre. The former was machine-dressed to 26 lb. per bushel and the latter to 30 lb. per bushel, which should be well worth from 8s. to 9s. per bushel. Oats and barley were only fair crops, but much better than expected.

The turnips made little progress until the days shortened, when they came away, and will show quite an average crop. The rape did better, and will fatten a large number of lambs. A portion was sown with Western Wolths, which offers a lot of feed. It is expected to fatten sixteen hundred.

A good many lambs have already gone to the works at a good price. One thousand wethers and lambs are now on turnips.

The sheep did well, and clipped a fair fleece, which fetched a good price. Lambing was fair. Cattle suffered somewhat. The cows left a fine crop of calves, which, if well wintered and having the spring grass, should be fit to market about July, 1925. Some sixty bullocks were sold at a good price. Should the weather during the coming year be favourable the results will be very marked, as there will be about 1,000 acres of new grass available, besides 200 acres of rape and 400 acres turnips for winter feeding.

The area of old pasture being dealt with this season is 540 acres, which leaves 150 still to be dealt with. 437 acres have been limed at the rate of 1 ton per acre, and 475 acres with 2 cwt. per acre. It is intended to try liming 100 acres of new grass with 1 ton per acre. Last winter 372 acres were drain-ploughed 5 yards apart. It will hardly be possible to do any drain-ploughing this year, owing to dry weather. The fencing is nearly completed, and the macrocarpa plantation has been most valuable for this purpose.

The area proposed to be dealt with this coming season is (say)—400 acres oats, 120 acres barley, 320 acres turnips, 140 acres turnips and grass, 76 acres rape, 130 acres rape and grass, 15 acres chou mollier: total, 1,201 acres; besides 200 to 300 acres Western Wolths and rye-grass for seed.

Appended are the usual tables.

JOHN D. RITCHIE,  
Land Purchase Controller.

TABLE A.—NUMBER OF PROPERTIES CONSIDERED DURING THE YEAR ENDED 31ST MARCH, 1924.\*

Land District.	Number.	Area of Estates offered.
		Acres.
Auckland .. .. .	14	12,754
Hawke's Bay .. .. .	1	64
Taranaki .. .. .	1	462
Wellington .. .. .	1	9,284
Marlborough .. .. .	..	..
Nelson .. .. .	..	..
Westland .. .. .	..	..
Canterbury .. .. .	3	2,899
Otago .. .. .	4	6,073
Southland .. .. .	2	991
Totals .. .. .	26	32,527

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

TABLE B.—SUMMARY OF ESTATES ACQUIRED UP TO THE 31ST MARCH, 1924.

Land District.	Number.	Area.	Purchase-money.
		Acres.	£
Auckland .. .. .	92	385,344	1,482,236
Hawke's Bay .. .. .	60	301,470	2,291,637
Taranaki .. .. .	25	27,628	369,818
Wellington .. .. .	143	157,335	2,226,840
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 .. .. .	72	293,185	1,779,308
Southland .. .. .	25	90,637	457,786
Totals .. .. .	625	1,980,171	12,945,358

TABLE C.—STATEMENT OF THE MONEYS RECEIVED INTO AND PAID OUT OF THE LAND FOR SETTLEMENTS ACCOUNT FOR THE YEAR ENDED 31ST MARCH, 1924.

Receipts.		£		s. d.		Payments.		£		s. d.	
Balance at beginning of year ..		120,597	0	7	Purchase-money ..			399	0	6	
Receipts under sec. 191, Land Act, 1908 ..		284	5	9	Incidental expenses ..			12,943	5	6	
Rents, &c. ..		360,658	6	9	Recoupment of interest under sec. 4, Finance Act, 1919 ..			367,876	6	6	
Sales of—					Recoupment to Ordinary Revenue Account of amount charged thereto for reduction of Funded Debt under secs. 82 and 42 (b), Land for Settlements Act, 1908 ..			392	4	7	
Crown lands ..	£ s. d.	80,369	18	2	Interest under subsec. (8), sec. 191, Land Act, 1908 ..			156	3	10	
Land-for-settlement lands ..		88,635	19	4	Charges and expenses of raising loans (redemptions) ..			19	12	6	
		169,005	17	6	Amount transferred to Land for Settlements Account (Opening-up of Crown Lands for Settlement Account) under sec. 63, Land Laws Amendment Act, 1913, and sec. 42, Appropriation Act, 1918 ..			40,000	0	0	
Interest on securities held by Investment Account ..		1,901	10	10	Amount credited to receipts on account of capital value of land under the Land Act, 1908, sec. 191, in previous years, now transferred to Discharged Soldiers Settlement Account ..			1,190	0	0	
Recoveries on account of settlements ..		194	1	4	Recoupment of management charges of bonds and consolidated stock ..			629	14	3	
					Land-for-settlements expenses ..			3,963	5	9	
					Transferred to Loans Redemption Account for redemption of securities ..			47,550	0	0	
					Sinking fund—						
					State Advances Act, 1913, sec. 26 ..	£	s. d.				
					Finance Act, 1919, sec. 4 ..	19,007	0	0			
						11,715	5	3			
					Balance—			30,822	5	3	
					Cash in Public Account ..	42,508	8	8			
					Investments ..	100,000	0	0			
					Imprests outstanding in the Dominion ..	4,290	15	5			
								146,799	4	1	
								£652,641	2	9	

## LAND FOR SETTLEMENTS ACCOUNT (DISCHARGED SOLDIERS SETTLEMENT).

Receipts.		£		s. d.		Payments.		£		s. d.	
Balance at beginning of year ..		10,724	16	0	Purchase-money ..			707	18	3	
Receipts from settlements—					Incidental expenses ..			15,221	7	3	
Rents ..	£ s. d.	44,756	19	7	Vote—Land for Settlement of Discharged Soldiers: Expenses			2,480	4	5	
Sales ..		1,470	1	6	Recoupment of sinking fund under sec. 4, Finance Act, 1919 ..			5,870	8	11	
		46,227	1	1	Balance—						
Recoveries on account of settlements ..		357	18	2	Cash in Public Account ..	£	s. d.				
Interest on securities held by Investment Account ..		169	1	3	Imprests outstanding in the Dominion ..	32,282	3	8			
						916	14	0			
								33,198	17	8	
								£57,478	16	6	

## LAND FOR SETTLEMENTS ACCOUNT (OPENING UP CROWN LANDS).

Receipts.		£		s. d.		Payments.		£		s. d.	
Balance at beginning of year ..		480	16	8	Annual appropriation—Vote 80, Roads to open up lands for settlement ..			49,185	13	0	
Revenue received under sec. 63, Land Laws Amendment Act, 1913 ..		20,044	13	3	Recoupment of interest under sec. 4, Finance Act, 1919 ..			8,063	9	4	
Amount set aside from Land for Settlements Account under sec. 63, Land Laws Amendment Act, 1913, and sec. 42, Appropriation Act, 1918 ..		40,000	0	0	Sinking fund ..			1,102	6	2	
					Balance—						
					Cash in Public Account ..	£	s. d.				
					Imprests outstanding in the Dominion ..	1,776	11	4			
						397	10	1			
								2,174	1	5	
								£60,525	9	11	

Examined and found correct.

G. F. C. CAMPBELL,

Controller and Auditor-General.

TABLE D.—RETURN OF LAND PURCHASED AND PAID FOR FROM 1ST APRIL, 1923, TO 31ST MARCH, 1924.

Name of Owner.	Locality.	Price per Acre.	Mode of Acquisition.	Settlement.	Area.	Amount paid.
Dickeson, H. D. ..	AUCKLAND.	£	By agreement	Remuera (additional) ..	Acres.	£
Thompson, S. A. ..	Ohaeawai ..	17			14	386*
	Mongonui County	13	..	Whangape (additional)	.1	13
					15	399
M'Kay, T. ..	OTAGO.		..	Mount Pisa (additional)	111	708†
	Cromwell ..					
				Totals ..	126	1,107

\* Including £148 for timber and apportionments.

† Including water rights and apportionments.

TABLE G.—LAND-SETTLEMENT FINANCE ASSOCIATIONS INCORPORATED UP TO 31ST MARCH, 1924.

Association.	Locality.	Name of Owner.	Area.	Purchase-money.	Number of Members.	Area of Allotment.
	AUCKLAND.		Acres.	£		Acres.
Eureka .. ..	Eureka .. ..	G. Howie .. ..	824	15,870	5	100, 188, 200, 185, 151.
Tainui .. ..	Matangi .. ..	W. Ran-tead .. ..	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, 138, 176, 163.
Mimosa Downs .. ..	Walton .. ..	Hutchinson, C. Q. ..	1,009	8,582	7	196, 130, 270, 170, 243.
Walton .. ..	" .. ..	Butler, R. ..	1,182	13,003	9	200, 200, 200, 205, 117, 138, 122.
Waitangi .. ..	Waiuku .. ..	Sinclair, W. F. ..	1,014	9,637	5	200, 200, 205, 205, 204.
Pukekawa .. ..	Pukekawa .. ..	Morrison, R. E. ..	690	4,840	6	150, 133, 150, 53, 204.
Moana Vale .. ..	Roto-o-rangi .. ..	Paine, F. ..	1,812	13,474	11	150, 150, 141, 190, 200, 300, 262, 420.
Lansdowne .. ..	Walton .. ..	Mapp 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, 42, 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.
Blairgowrie .. ..	Near Dannevirke .. ..	Ross, R. B. ..	1,483	23,681	9	155, 153, 153, 149, 167, 167, 195, 176, 138.
			3,612	65,100	28	
	WELLINGTON.					
Nikau Grange .. ..	Ashhurst .. ..	Messrs. Fraser ..	672	18,830	6	130, 141, 145, 133, 123.
Moorfield .. ..	Kimbolton .. ..	E. H. Crabbe ..	807	16,948	5	150, 184, 191, 150, 132.
Auchmore .. ..	Okoiia .. ..	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.
Quilltownen .. ..	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	
	MARLBOROUGH.					
Clifton Grove .. ..	Lower Wairau .. ..	Haywood, A. E. ..	368	15,307	5	70, 65, 38, 41, 71, 83.
	WESTLAND.					
Harihari .. ..	Harihari .. ..	Rasmussen, T. V. ..	586	3,223	5	117, 117, 117, 117, 117.
	CANTERBURY.					
Brookland .. ..	Winchester .. ..	R. Brookland ..	400	9,621	5	53, 68, 93, 65, 121.
Waitohi Downs .. ..	Temuka .. ..	D. Shaw, jun. ..	1,021	12,636	6	178, 197, 200, 223, 223.
Melville Downs .. ..	Fairlie .. ..	Black, William ..	1,023	12,280	5	197, 224, 193, 208, 196.
Gleniffer .. ..	Beautiful Valley	Macauley and Mrs. Dick	852	10,277	5	160, 200, 164, 164, 164.
Wentnor .. ..	" .. ..	North, W. B. ..	1,113	12,248	5	207, 207, 206, 218, 275.
Chastleton .. ..	Pleasant Valley .. ..	Harris, E. ..	1,528	10,885	5	279, 333, 335, 276, 305.
Owersby .. ..	Fairlie .. ..	Dixon, R. A. ..	2,181	17,992	8	213, 248, 252, 256, 242, 284, 385, 301.
Kelman .. ..	Lowcliffe .. ..	Kelman, A. W., F. B., and J. A.	863	13,283	6	186, 115, 112, 100, 250, 100.
Trentham .. ..	Fairlie .. ..	Langridge 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	
	OTAGO.					
Bruce .. ..	Kakanui .. ..	Bruce, G. ..	205	6,368	5	39, 40, 76, 25, 25.
	SOUTHLAND.					
Merrivale No. 1* .. ..	Merrivale .. ..	Ellis, J. C. ..	2,276	16,560	11	305, 376, 293, 178, 250, 199, 169, 257, 249.
No. 2* .. ..	" .. ..	" .. ..	1,880	14,074	8	184, 157, 297, 310, 275, 315, 342.
			4,156	30,634	19	
			44,430	599,121	314	

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

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