

1925.
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 Hon. the MINISTER OF LANDS.

SIR,—

Wellington, August, 1925.

I have the honour to submit the report of the Department for the year ended the 31st March, 1925.

For various reasons very few purchases have been made during the year. A number of properties in different parts of the Dominion were placed under offer to the Government, but in most cases were declined after careful consideration by the Dominion Board. Generally speaking, the prices asked by vendors, when consideration was given to the necessity for providing for a fair return on the capital expenditure, were much too high to ensure successful settlement; while in a number of instances the properties were totally unsuited for the Department's purposes. As stated in my last report, although the ruling prices for practically all primary products justify a certain amount of optimism, it is still necessary when valuing for purchasing and subdivisive purposes to base calculations on more or less conservative standards. Consideration must also be given to the fact that the renewable-lease tenure under which land-for-settlements land is disposed of, returns to the Department a net percentage of only 4 per cent., whereas the cost of money overseas is probably not less than $5\frac{1}{4}$ per cent.

TEVIOT.

The balance of this property was opened in February last for selection by soldiers, and was all taken up by promising men. The sheep were handed over to the successful applicants at valuation, and the few horses and cattle and dead stock were sold later by public auction.

It cannot be too strongly impressed upon the settlers the great importance to themselves of dealing with rabbits in an energetic and determined manner. The only satisfactory way of coping with this pest is by simultaneous action; as individual effort is of little avail. The block known as "Pannett" is now practically free of rabbits, and has been so for many years. The employment of one man has been sufficient to pick up any stray rabbits and look after the netting fences. The Roberts Block (homestead) has not been so energetically attended to, and the rabbits are numerous; but it is fairly well subdivided by netting fences, and the pest should not be difficult to cope with.

It is important that the settlers should see that the road-gates are kept in order and shut. The wool-shed was mysteriously burnt down in December. We have to thank Messrs. Pannett and Wilson for allowing us to shear in their shed.

MOUNT PISA.

This property was disposed of to soldiers during the early part of last year. The sheep were valued and offered to the successful applicants, and the dead stock was later sold by auction. The leases provided that the Government should undertake the rabbiting for twelve months. This was continued until the end of April—a month later than agreed upon—with very good results.

The first season (1924) proved to be very mild and open, and the sheep came through the winter in good condition. The wool-clip was above the average, and with the prices ruling the soldier should have done well. It cannot be too strongly impressed upon them the absolute necessity for energetically and simultaneously dealing with the rabbits. •Rabbit-farming spells ruin to sheep-farmers.

CLIFTON.

The season was favourable although dry. The crops were, upon the whole, fair. A considerable area of old pasture grass was ploughed with the digger-plough and worked to a fine tilth, and sown in January and February with Western Woliths, with excellent results. The weather being favourable, the growth was rapid, and it has carried a large number of lambs and weaner calves. It should give good feeding for at least another season. This system of cultivation has proved very successful at Clifton, and deserves more attention from our farmers. The weather seriously affected the root crop, the swedes being badly blighted. The rape was fairly free. A trial plot of chou moellier did well, as also did one of tares and beans. A few plots of grasses were sown, but it will be another season before the result can be judged.

In April of last year five hundred Corriedale five-year wethers were sent from Teviot and wintered on grass and turnips. They were shorn early in November, and were later disposed of at the Burnside yards at an average of £2 per head. The wool was sold in Dunedin at 30d. per pound. A line of nine hundred two-tooth Corriedale ewes were also sent down, but later in the season. They had some turnips, but mostly grass. They were not shorn until December, and the wool fetched 27½d. per pound in Dunedin. The whole line was sold in February at 50s. per head. A few of the stud ewes, together with the stud ewe and ram lambs and the flock ewe and wether lambs, were transferred. All the stock is doing well, and, as there will be a large area of new grass coming on, a considerable number of sheep will be required to feed it down.

A line of forty Shorthorn cross twenty-months-old heifers was slaughtered and shipped to London as a trial shipment of "baby beef."

The liming is having a most marked effect on the land, clearly showing that lime is what is wanted. The bulk of the property has now been ploughed once, but a large portion has received more cultivation, and the result shows that the more working it receives the better it becomes.

Appended are the usual tables.

JOHN D. RITCHIE,
Land Purchase Controller.

TABLE A.—NUMBER OF PROPERTIES CONSIDERED DURING THE YEAR ENDED 31ST MARCH, 1925.*

Land District.	Number.	Area of Estates offered.
		Acres.
Auckland	15	25,425
Hawke's Bay	9	18,442
Taranaki	1	1,000
Wellington	3	2,264
Marlborough	1	2,700
Nelson
Westland	3	981
Canterbury	4	8,540
Otago	3	1,874
Southland	1	464
Totals	40	61,690

* 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, 1925.

Land District.	Number.	Area.	Purchase-money.
		Acres.	£
Auckland	95	386,488	1,498,957
Hawke's Bay	61	301,498	2,292,083
Taranaki	25	27,628	369,818
Wellington	143	157,335	2,226,840
Marlborough	21	223,957	751,635
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	630	1,982,023	12,979,495

TABLE C.—STATEMENT OF THE MONEYS RECEIVED INTO AND PAID OUT OF THE LAND FOR SETTLEMENTS ACCOUNT FOR THE YEAR ENDED 31ST MARCH, 1925.

<i>Land for Settlements Account.</i>							
<i>Receipts.</i>		£	s. d.	<i>Payments.</i>		£	s. d.
Balance at beginning of year		146,799	4 1	Purchase-money		153,181	12 6
Receipts under sec. 208, Land Act, 1924		187	3 2	Incidental expenses		39,753	18 4
Rents, &c.		347,232	6 1	Land-for-settlement expenses		7,591	7 7
Sales of—				Expenditure under sec. 20, Discharged Soldiers Settlement Act, 1925, in respect of sundry advances added to capital value of settlement land		6,910	0 0
Crown lands	£ s. d.	70,328	0 3	Expenditure under sec. 3 (4), Land Laws Amendment Act, 1912, in respect of settlement lands proclaimed ordinary Crown land or national-endowment land for disposal under Land Act		14,299	7 6
Settlement lands		54,091	17 1	Expenditure under sec. 83 (3) of Land Act, 1924 (payment in respect of value of improvements)		780	0 0
		124,419	17 4	Expenditure under sec. 20 (3) of Land Act, 1924 (payment in respect of land obtained for Government works, now deemed to be settlement land)		1,130	13 0
Interest on sales of—				Interest under sec. 208 (8) of Land Act Recoupments of interest under Finance Act, 1919, sec. 4		372,299	4 6
Crown lands		13,918	18 5	Recoupments of management charges of consolidated stock		26	8 9
Settlement lands		27,124	4 3	Land for Settlement Act, 1908, secs. 82, 42— Recoupment to Ordinary Revenue Account of amount charged thereto for reduction of funded debt		411	19 8
		41,043	2 8	Sinking fund—			
Sale of part Selwyn Settlement to State Forest Account		100,000	0 0	State Advances Act, 1913	£ s. d.	16,237	0 0
Recoveries on account of settlements		1,297	1 6	Finance Act, 1919		11,762	9 6
Recoveries on account of expenses incidental to estates		43,526	1 7			27,999	9 6
Value of land taken over for workers' dwellings		10,715	2 10	Transfer to Loans Redemption Account for redemption of securities		150,800	0 0
Interest on value of land taken over for workers' dwellings		31,255	6 8	Amount transferred to Land for Settlements Account (opening up Crown lands), sec. 63, Land Laws Amendment Act, 1913		15,000	0 0
Interest on securities held by Investment Account		4,843	12 0	Charges and expenses of raising loans		130	0 0
Inscribed stock issued to cover stamp duty on transfers		58	4 5	Balance at end of year	£ s. d.		
				Cash in Public Account		1,731	13 0
				Imprests outstanding in the Dominion		1,671	1 11
				Investment Account		57,500	0 0
						60,902	14 11
		£851,377	2 4			£851,377	2 4

Land for Settlement Account (Discharged Soldiers Settlement Account).

<i>Receipts.</i>							
		£	s. d.	<i>Payments.</i>		£	s. d.
Balance at beginning of year		33,198	17 8	Purchase-money		200	0 0
Receipts from settlements—				Incidental expenses		27,306	3 9
Rents	£ s. d.	64,361	4 11	Vote—Land for settlement of discharged soldiers expenses		6,356	5 3
Sales		1,298	15 2	Expenditure under sec. 83, Land Act, 1924, in respect of advances from Discharged Soldiers Settlement Act added to capital value of settlement land		800	0 0
Interest on sales		270	16 7	Recoupment of interest under sec. 4, Finance Act, 1919		90,000	0 0
		65,930	16 8	Sinking fund—Sec. 4, Finance Act, 1919		5,741	8 1
Recoveries on account on settlements		27	16 2	Balance—			
Receipts incidental to estates		24,322	1 10	Cash in Public Account	£ s. d.	6,571	0 4
Receipts from settlement lands proclaimed Crown lands under sec. 3 (4), Land Laws Amendment Act, 1922		14,299	7 6	Imprests outstanding		1,060	11 2
Interest on securities held by Investment Account		256	8 9			7,631	11 6
		£138,035	8 7			£138,035	8 7

Land for Settlement Account (Opening up Crown Lands).

<i>Receipts.</i>							
		£	s. d.	<i>Payments.</i>		£	s. d.
Balance at beginning of year		2,174	1 5	Annual appropriation—Vote, Roads to open up land for settlement		23,143	19 0
Revenue received under sec. 63, Land Laws Amendment Act, 1913		19,447	16 8	Recoupment of interest under sec. 4, Finance Act, 1919		8,145	19 4
Amount set aside from Lands for Settlement Account under sec. 63, Land Laws Amendment Act, 1913, and sec. 42, Appropriation Act, 1918		15,000	0 0	Sinking fund		1,149	7 0
		£36,621	18 1	Balance—Cash in Public Account		4,182	12 9
						£36,621	18 1

Examined and found correct.—G. F. C. CAMPBELL, Controller and Auditor-General.

TABLE D.—RETURN OF LAND PURCHASED AND PAID FOR FROM 1ST APRIL, 1924, to 31ST MARCH, 1925.

Name of Owner.	Locality.	Price per Acre.	Mode of Acquisition.	Settlement.	Area.	Amount paid.
		£ s. d.			Acres.	£
Reynolds, R. ..	Rangitaiki ..	16 0 0	By agreement	Orini	627	10,034
" ..	" ..	12 0 0	"	"	325	3,912
Seccombe, T. ..	Te Teko ..	17 0 0	"	Seccombe	110	1,867*
" ..	" ..	15 0 0	"	"	47	708
Radcliffe Estate	Whangarei	35	200
Murray, J. P. ..	Opotiki ..	16 0 0	By agreement	Hikutaiā	28	446
Andrew, S. ..	Kaikoura ..	24 0 0	"	Fernleigh	547	13,123
				Totals	1,719	30,290

* Including rates.

Approximate Cost of Paper.—Preparation, not given; printing (675 copies), £5.

By Authority: W. A. G. SKINNER, Government Printer, Wellington.—1925.

Price 3d.]