

## HAWKE'S BAY.

(J. D. THOMSON, Commissioner of Crown Lands.)

Although several estates have been offered, no new areas have been acquired in this district under the Land for Settlements Act during the past year.

As with the soldier settlers, the past season has been a very trying one for the civilian farmer on all the settlements, and the prospects of a hard winter do not make the outlook for the coming season as satisfactory as could be desired. However, with the general splendid climatic conditions incidental to Hawke's Bay there is hope yet for a favourable change.

## TARANAKI.

(W. D. ARMIT, Commissioner of Crown Lands.)

In this district there are twenty-six settlements, inclusive of those occupied by discharged soldiers. The older settlements still continue in a very satisfactory state, but the more recent purchases are, generally speaking, not in such a good position. As, however, these settlements have been selected by discharged soldiers, who have benefitted by revaluation, their prospects, given reasonably favourable conditions, should improve in the near future.

No new areas have been acquired during the year. However, twenty-three vacant sections situated in the Huatoki, Tawhiwhi, Kohura, and Piu Settlements were reoffered for selection at greatly reduced rentals, with a result that ten of these sections were selected. It is hoped that further selections will take place in the spring.

## WELLINGTON.

(H. W. C. MACKINTOSH, Commissioner of Crown Lands.)

The number of settlements in this district is 130, including those purchased specially for the repatriation of discharged soldiers. The settlers on the older settlements are, generally speaking, now firmly established, and can look to the future with optimism. On the later-acquired estates the prospects are for the time being not so bright, but as most of these estates were acquired for the settlement of returned soldiers it is yet too soon to look for successful occupation.

The position of the estates referred to has engaged the attention of the Dominion Revaluation Board, and with the concessions granted to settlers by this Board it is anticipated that a marked improvement will be observed within the next year or two.

The revenue received during the year by way of rents and other payments under this heading was £72,012.

There was not a large area purchased under the Land for Settlements Act during the year. Portion of the late Sir Walter Buchanan's property in the Wairarapa and comprising about 1,176 acres was acquired and will be placed on the market towards the end of May. It is anticipated that there will be a good inquiry for the three sections into which the area has been subdivided.

During the year a further area of 173 acres was acquired in the Hutt Borough, making in all a total of 657 acres purchased in connection with the Hutt Valley settlement scheme. These lands were acquired in order that the Government may derive any betterment due to construction of the new railway deviation from Petone to Waterloo Road. The survey and roading of these areas are now well under way, and the Department will shortly be offering residential sites from time to time.

An area of 31 acres is to be set aside for the purpose of workers' houses, and is being developed in conjunction with the Railway Department. The subdivision and roading is practically complete, and the Railway Department have about 150 houses in course of construction. As they are completed these houses are to be allocated under the provisions of the Housing Act.

Two industrial sites of approximately 5 acres each were offered for sale and were taken up by the General Motor Company (Limited) and the New Zealand Porcelain Company respectively. Factories estimated to cost £200,000 are now being erected by these firms. Suitable areas for industrial purposes will be offered from time to time to meet the requirements of *bona fide* applicants.

## NELSON.

(A. F. WATERS, Commissioner of Crown Lands.)

No new settlements were opened during the year; but the revalued sections in Tutaki, Matakītaki, and Maruia Settlements were again opened for selection. All the eight sections in Matakītaki Settlement have now been disposed of, while only three sections remain unlet in Maruia Settlement. No inquiries have been received for the three remaining sections in Tutaki Settlement. An effort is now being made to dispose of the remaining sections in Maruia Settlement by still further reducing the capital values.