

1928.

NEW ZEALAND.

LAND FOR SETTLEMENTS ACT, 1925

(REPORT ON THE).

Presented to both Houses of the General Assembly pursuant to Section 109 of the Land for Settlements Act, 1925.

The LAND PURCHASE CONTROLLER to the Hon. the MINISTER OF LANDS.

SIR,—

Department of Lands and Survey, Wellington, 31st July, 1928.

I have the honour to submit a report on land-purchase operations for the year ended 31st March, 1928.

The number of properties considered during the year was eighty-four, of a total area of 171,788 acres; but for various reasons very few purchases were made. Some excellent sheep-country was placed under offer to the State; but the blocks in question were unfortunately not economically suitable for subdivision, although no doubt they had proved payable propositions when capably farmed in large areas. It was found as a general rule that even those properties which were offered at fairly reasonable prices considered as going concerns could not bear the extra charges entailed by subdivision, roading, &c., and be thereafter offered for selection at prices affording prospective settlers a fair chance of success. The extra loading entailed in the provision of new homestead buildings, fencing, roading, &c., is the chief obstacle to the acquisition of lands for subdivision for closer settlement, and it is only on comparatively rare occasions that suitable land can be bought at prices that will allow of a reasonable return on the capital outlay plus the necessary additional charges.

The Land Purchase Board has given the most careful consideration to the offers submitted during the year; but in the great majority of cases has been unable to make a favourable recommendation for acquisition, as the subsequent economic position did not appear to be assured. Several properties are now under investigation.

Possession of the whole of the Tangowahine Settlement has now been obtained. Roading is well in progress, a scheme of subdivision has been drawn up, and it is hoped to offer at least portion of the settlement for selection at an early date. The proposed railway-line to link up Dargaville with Auckland will traverse this property.

The Te Wera Estate is being farmed by the Department, and large areas of bush lands are being felled and grassed. Road-construction will shortly be placed in hand, and the metalling of main access has been completed right up to the property. Considerable improvements are being effected in connection with the pastures.

Tables are attached giving particulars of the properties considered and lands acquired during the year, together with a balance-sheet and statement of moneys received into and paid out of the Land for Settlements Account.

I have, &c.,

J. B. THOMPSON,
Land Purchase Controller.

The Hon. the Minister of Lands.

TABLE A.—NUMBER OF PROPERTIES CONSIDERED DURING THE YEAR ENDED 31ST MARCH, 1928.

Land District.	Number.	Area of Estates offered.	Land District.	Number.	Area of Estates offered.
		Acres.			Acres.
North Auckland ..	16	15,566	Nelson ..	2	4,466
Auckland ..	17	30,616	Westland ..	1	1,240
Hawke's Bay ..	11	26,731	Canterbury ..	15	25,218
Gisborne ..	1	3,815	Otago ..	4	19,514
Taranaki ..	3	2,944	Southland ..	1	225
Wellington ..	11	23,800			
Marlborough ..	2	17,653	Totals ..	84	171,788

TABLE B.—SUMMARY OF ESTATES ACQUIRED UP TO THE 31ST MARCH, 1928.

Land District.	Number.	Area.	Purchase-money.
		Acres.	£
Auckland (including North Auckland)	99	392,139	1,546,236
Hawke's Bay (including Gisborne)	63	311,436	2,357,100
Taranaki	25	27,628	369,818
Wellington	146	158,630	2,251,543
Marlborough	22	224,090	755,482
Nelson	14	48,821	150,473
Westland	2	5,125	8,343
Canterbury	173	447,596	3,444,747
Otago	73	293,188	1,779,317
Southland	26	90,862	459,916
Totals	643	1,999,515	13,122,975

TABLE C.—RETURN OF LAND PURCHASED AND PAID FOR FROM 1ST APRIL, 1927, TO 31ST MARCH, 1928.

Name of Owner.	Locality.	Price per Acre.	Mode of Acquisition.	Settlement.	Area.	Amount paid.
		£			Acres.	£
List, J. W. C. ..	Lower Hutt ..	..	By agreement	Hutt Valley ..	4	2,500
Hawkins, T. C. ..	Dargaville ..	12	By agreement	Tangowahine ..	1,406	16,468
Williams, Mrs. A. E. ..	Otane ..	30	By agreement	Te Kura (addition) ..	10	296
Sim, J. ..	Mohaka ..	..	By agreement	Mohaka Consolidation ..	588	808
Rowse, Mrs. E. ..	Petone ..	..	By agreement	Hutt Valley ..	$\frac{1}{4}$	350
Simpson, J. P. C. ..	Otautau ..	..	By agreement	Simpson ..	225	2,130
				Totals ..	2,233	22,552

STATEMENT OF THE MONEYS RECEIVED INTO AND PAID OUT OF THE LAND FOR SETTLEMENTS ACCOUNT (OPENING UP CROWN LANDS FOR SETTLEMENT) FOR THE YEAR ENDED 31ST MARCH, 1928.

<i>Receipts.</i>			£	s.	d.	<i>Payments.</i>			£	s.	d.
To Balance at beginning of year	..	..	9,060	3	11	By Annual appropriation—Expenditure under section 47, Land for Settlements Act, 1925	..	..	6,574	18	9
Recoveries	..	..	238	2	2	Interest recouped to Consolidated Fund	..	..	8,145	19	4
Receipts under section 47, Lands for Settlement Act, 1925	..	..	13,707	17	2	Balance—Cash in Public Account	..	..	8,630	3	11
Interest on investments	..	..	344	18	9						
			<u>£23,351</u>	<u>2</u>	<u>0</u>				<u>£23,351</u>	<u>2</u>	<u>0</u>

J. B. THOMPSON, Under-Secretary for Lands.
J. H. O'DONNELL, Controller of Accounts.

I hereby certify that the Statement of Receipts and Payments has been duly examined and compared with the relative books and documents submitted for audit, and correctly states the position as disclosed thereby.—
G. F. C. CAMPBELL, Controller and Auditor-General.

1st August, 1928.

LAND FOR SETTLEMENTS ACCOUNT.

RECEIPTS AND PAYMENTS ACCOUNT FOR THE YEAR ENDED 31ST MARCH, 1928.

<i>Receipts.</i>				£	s.	d.	<i>Payments.</i>				£	s.	d.	
To Balance, 1st April, 1927—	£	s.	d.	£	s.	d.	By Land-for-settlement expenses (vote)	..	..	..	3,569	16	3	
Cash in Public Account	..	21,515	2	4			Acquirement of estates	..	..	..	22,552	1	10	
Imprests outstanding	..	837	13	0			Cost of development, Hutt Valley lands	..	..	..	89,541	13	3	
Investment Account	..	141,100	0	0			Road access to settlements, cost of surveys, &c.	..	..	..	13,644	11	7	
					163,452	15	4	Administration expenses	..	..	..	10,308	15	10
Recoveries on account of expenditure of previous years (sale of statutes)	..	..	..	..	18	0	0	Expenditure under section 8 (2) of Rangitaiki Land Drainage Act, 1910—Acquisition of Land for settlement	..	..	..	76	13	2
Rents, royalties, &c.	..	..	..	..	376,322	19	1	Recoupments to Discharged Soldiers Settlement Account in respect of amount added to capital value of land under section 20, Discharged Soldiers Settlement Amendment Act, 1923	..	..	..	32,449	6	9
Receipts from sales of settlement land	..	..	..	..	52,129	4	7	Expenditure under section 20 (3), Land Act, 1924—Payment in respect of land obtained for Government works now deemed to be settlement land	..	..	..	3,707	11	3
Interest on sales of settlement land	..	..	..	..	25,424	3	11	Expenditure under section 83 (3), Land Act, 1924—Payment in respect of value of improvements	..	..	..	1,505	0	0
Interest on sales of Crown lands	£	s.	d.					Interest under section 208 (8), Land Act, 1924	..	..	..	247	1	5
Less refunds and adjustments	3,200	4	10					Payments under section 49 (4), Land for Settlements Act, 1925—Amount appropriated from sale of Crown land in payment for settlement land converted into ordinary Crown land	..	..	..	228	16	1
					Dr. 2,647	13	8	Payment under section 105, Land for Settlements Act, 1925, in respect of Crown lands proclaimed land-for-settlements land	..	..	..	73	13	6
Receipts from sales of Crown land	..	..	..	..	42,161	15	8	Expenditure under Reserves and other Lands Disposal and Public Bodies Empowering Act, 1925, section 18 (1) (b)	..	..	..	9	5	0
Receipts from buildings	..	..	..	..	1,747	8	11	Payment of interest under section 13, Land Laws Amendment Act, 1926, on proceeds of sales of Crown land	..	..	..	33,803	19	4
Receipts on account of farm accounts—								Te Wera Farm Account	..	..	..	18,412	3	1
Clifton Estate	£	s.	d.					Stamp duty on transfers of New Zealand consolidated stock	..	..	..	6	3	8
Te Wera Estate	..	10,775	8	0				Recoupment to the Consolidated Fund of amounts paid in respect of interest on debentures	..	..	..	357,449	8	4
		7,184	13	2				Recoupment of management charges of consolidated stock	..	..	..	1,297	15	9
					17,960	1	2	Recoupment to Ordinary Revenue Account of amount charged thereto for reduction of funded debt	..	..	..	489	5	10
Receipts under section 11 (2) (a), Hutt Valley Land Settlement Act, 1925	..	..	..	..	95,366	11	5	Refunds under section 23 (2), Finance Act, 1927 (No. 2)	..	..	..	7,608	6	0
Receipts under section 49, (2) (3), (4) in respect of settlement land converted into ordinary Crown land and National-endowment land	..	..	..	..	1,171	1	9	Charges and expenses of raising loans	..	..	..	2	2	6
Interest on securities held by Investment Account	..	..	..	..	7,408	1	7	Balance at end of year—	£	s.	d.			
Miscellaneous recovery of expenditure on estates, &c.	..	..	..	..	3,071	5	11	Cash in Public Account	..	..	..	6,277	5	3
								Investment Account—						
								Securities held	..	..	..	180,325	0	0
												186,602	5	3
					<u>£783,585</u>	<u>15</u>	<u>8</u>					<u>£783,585</u>	<u>15</u>	<u>8</u>

LAND FOR SETTLEMENTS ACCOUNT (DISCHARGED SOLDIERS SETTLEMENT ACCOUNT)—*continued*.
BALANCE-SHEET AS AT 31ST MARCH, 1928.

<i>Liabilities.</i>				<i>Assets.</i>				
	£	s. d.	£	s. d.	£	s. d.	£	s. d.
Capital Account—					Estates—			
Debenture Account ..	2,111,050	0 0			Leased	1,658,349	0 10	
Crown lands in estates ..	5,741	0 0			Unleased	242,737	19 2	
			2,116,791	0 0				1,901,087 0 0
Sundry creditors—					Unpaid purchase price (not yet payable)—			
Interest due on loans—					Land			14,565 1 10
Consolidated Fund ..	81,628	0 4			Buildings			69,798 14 9
Due and unpaid ..	256	3 4			Mount Pisa Estate Account ..			112 16 8
			81,884	3 8	Sundry debtors—			
Interest accrued but not due on loans ..			10,813	9 2	Rents, &c.	31,680	8 10	
Miscellaneous			2,161	12 9	Less reserve for irrecoverable rents	1,500	0 0	
Payments in advance—								30,180 8 10
Rents			1,607	7 11	Principal instalments on buildings ..			998 4 9
Principal instalments on buildings ..			42	4 8	Principal instalments on sales of land ..			254 1 11
Principal instalments on sales of land ..			355	1 8	Interest on sales of land			261 6 1
Sales of land			45	0 0	Interest on purchase price, Mataikona Estate			28,149 0 3
Interest on sales of land			33	15 9	Interest on investments			260 5 3
Amounts charged in advance—					Miscellaneous			84 13 2
Rents			20,015	17 4	Bills receivable—Glencoe Settlement Drains			
Interest			40	0 0	Account			240 0 0
Writings-off in Suspense			5,858	10 5	Postponements outstanding—			
Reserve for losses on revaluation of properties			150,000	0 0	Rent			42,238 9 4
Reserve			90,930	8 2	Principal instalments on buildings ..			800 7 7
Accumulated losses written off under section 22					Interest on sales			129 2 10
of the Finance Act, 1927 (No. 2)—					Interest accrued but not due on—			
Remission of interest due ..	466,229	7 6			Sales of land			144 6 3
Reduction of Capital Account ..	1,011,000	0 0			Investments			799 9 0
Against Reserve Account ..	26,975	7 0			Losses in Suspense Account			5,858 10 5
As per contra			1,504,204	14 6	Depreciation in land-values, &c.			60,543 13 6
					Revaluation Board determinations, &c.—			
					Reduction in value of ..			
					land	11,002	7 8	
					Reduction in value of ..			
					buildings	162	18 5	
					Rents written off	523	15 7	
					Remissions	4,113	19 7	
								15,803 1 3
					Accumulated losses written off under section 22			
					of the Finance Act, 1927 (No. 2)—			
					Revenue Account—Loss to ..			
					31st March, 1927	289,351	17 1	
					Depreciation of land-values ..	115,362	14 11	
					Revaluation Board reductions ..	1,099,490	2 6	
					As per contra			1,504,204 14 6
					Revenue Account			223,797 6 8
					Investment in Public Debt Redemption Fund			32,532 12 11
					Cash in Public Account	6,889	18 3	
					Investment Account	45,000	0 0	
								51,889 18 3
								<u>£3,984,783 6 0</u>
								<u>£3,984,783 6 0</u>

J. B. THOMPSON, Under-Secretary for Lands.
J. H. O'DONNELL, Controller of Accounts.

I HEREBY certify that the Receipts and Payments, Revenue Account, and Balance-sheet have been duly examined and compared with the relative books and documents submitted for audit, and correctly state the position as disclosed thereby. The following comment is appended: Interest on the amount held in the Public Debt Redemption Fund has been compounded, whereas there is no statutory provision therefor.—G. F. C. CAMPBELL, Controller and Auditor-General.

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