# 1930. 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, 1st July, 1930. I have the honour to submit a report on land-purchase operations for the year ended 31st March, 1930.

Some 804 offers of estates were considered, and twenty-four properties were purchased during the year. The total area acquired was 46,040 acres, and the amount paid out £438,994. Included in the purchases were four properties, totalling 1,115 acres, acquired on behalf of approved applicants under the provisions of Part II of the Land Laws Amendment Act, 1928.

The large number of offers received threw a great volume of work upon the Department. Special reports were obtained in a majority of cases, but a number of offers were so obviously unsuitable that inspections of the properties concerned were not arranged. In all cases every care has been taken to safeguard the interests of the Crown, and the Land Purchase Board is confident that the purchases so far made are sound both with regard to the price paid and the quality and general adaptability of the land concerned.

Thirteen settlements were opened for general application during the year, the number of subdivisions being ninety-two, and the total area 17,434 acres. Full particulars regarding these properties will be found in the annual report on the settlement of Crown lands.

More attention is being paid by persons seeking moderate-sized areas of good land to the provisions of Part II of the Land Laws Amendment Act, 1928, under which two or more prospective settlers may, by arrangement with the owner, apply to the Government to purchase a property on their behalf for subdivision amongst them. If such a transaction is approved, each applicant is required to deposit 5 per cent. of the cost of his subdivision, the balance being arranged by means of a long-term deferred-payment license with interest at  $5\frac{1}{2}$  per cent. This method provides an excellent system of finance, and in addition gives the settler the advantage of choosing his own land. During the year under review some thirty-one properties were offered under these provisions, the total area concerned being 111,329 acres. Fifteen offers were declined for various reasons, the purchase of seven properties was approved, and nine cases were still under consideration at the 31st March. Thê total area of the approved properties was 2,233 acres, the total purchase price £67,041, and the number of applicants concerned therein twenty-four. The purchase of four properties was actually completed during the year, the final payments in respect of the other five approved areas being made after the 31st March. Negotiations are proceeding for the purchase of further properties under this system.

Tables are attached giving particulars of the properties considered and lands acquired during the year, together with balance-sheet and statement of receipts and payments.

I have, &c.,

J. B. Thompson,

The Hon. the Minister of Lands.

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Land Purchase Controller.

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TABLE A.-NUMBER OF PROPERTIES CONSIDERED DURING THE YEAR ENDED 31ST MARCH, 1930.

Land District.			d District. Number.		Land District.			Number.	Area of Estate offered.	
				Acres.				1	Acres.	
North Auckla	and		126	163,088	Nelson	• •		14	16,179	
Auckland		· • •	143	215,628	Westland			22	116,758	
Gisborne	• •	•	15	42,816	Canterbury	••		171	337,272	
Hawke's Bay			38	138,665	Otago			39	63,564	
Taranaki			29	51.506	Southland			87	85,090	
Wellington			92	107,283						
Marlborough			28	97,129	Tot	als		804	1,434,978	

TABLE B.—SUMMARY OF ESTATES ACQUIRED TO THE 31ST MARCH, 1930.

$\mathbf{L}$	and Dist	rict.		Number.	Area.	Purchase-money	
					Acres.	£	
Auckland (ir	cluding	North	Auck-	103	396,922	1,580,594	
land)							
Hawke's Bay	(includ	ling Gisb	orne)	63	311,436	2,357,100	
Taranaki				25	27,628	369,818	
Wellington		• •		. 151	160, 187	2,326,539	
Marlborough		• •		22	224,090	755,482	
Nelson				14	48,821	150,473	
Westland				3	6,032	14,062	
Canterbury				178	451,201	3,521,423	
Otago			•	79	325,918	1,979,146	
Southland	•••			31	93,673	511,282	
Т	otals			669	2,045,908	13,565,919	

TABLE C.-RETURN OF LAND PURCHASED AND PAID FOR FROM 1ST APRIL, 1929, TO 31ST MARCH, 1930.

Name of Owner.	Locality.	Price per Acre.	Mode of Acquisition.	Settlement.	Area.	Amount paid.
Macdonald, Thomas Scott, D. (Estate of late) Martin, Mrs. A Mills, W. E.* Cunningham, J. T Price, F. A., and Son Hamilton, J. R., A. H., and W. J. Anderson, James C Levin, R. L Dorman, E. F Currie, J.* Murray, David (Exceutors of estate of late) Gower, R. A.* Halpin, J Nitidell, James, jun Wilson Bros Finlayson, C. H Gilchrist, J. R. and N. C Gilchrist, Misses Stuart, G Acton-Adams, R. L. McKendry, D. P. (Estate of late)	Fairlie Leeston Otaio St. Andrew's Limehills "Winton " Edendale Feilding Clydevale Ashhurst Waiwera Ohingaiti Totara Flat Fordell Te Kauwhata Ruatangata " Oamaru " Tapanui Heriot Methven	$\begin{array}{cccccccccccccccccccccccccccccccccccc$	By agreement ,, ,, ,, ,, ,, ,, ,, ,, ,, ,	Brinklands Welburn Moanaroa Scotston Fernhill Tamatea " Brydone Westella Rockford Currie Murrayfield Phillips Phillips Mangakura Aponga " Roseberry " Tapanui Wilden Clunes	$\begin{array}{c} \text{Acres.} \\ 1,123\\ 562\\ 1,003\\ 493\\ 474\\ 1,010\\ 731\\ 241\\ 355\\ 836\\ 1,742\\ 170\\ 1,076\\ 186\\ 907\\ 266\\ 940\\ 3,178\\ 412\\ 2,029\\ 1,880\\ 1,939\\ 24,064\\ 423\\ \end{array}$	$\begin{array}{c} \pounds \\ 17,318 \\ 20,528 \\ 18,469 \\ 8,647 \\ 8,300 \\ 16,205 \\ 16,098 \\ 5,062 \\ 5,701 \\ 46,241 \\ 13,558 \\ 7,780 \\ 8,519 \\ 12,271 \\ 16,029 \\ 5,719 \\ 12,271 \\ 16,029 \\ 5,719 \\ 12,271 \\ 16,029 \\ 5,719 \\ 12,271 \\ 16,029 \\ 5,719 \\ 12,271 \\ 16,029 \\ 5,719 \\ 12,271 \\ 16,029 \\ 5,719 \\ 12,271 \\ 16,029 \\ 5,719 \\ 12,271 \\ 16,029 \\ 5,719 \\ 12,271 \\ 16,029 \\ 12,270$
				Totals	46,040	438,994

\* Purchase under Part II of the Land Laws Amendment Act, 1928, on behalf of approved applicants. † In part.

## LAND FOR SETTLEMENTS ACCOUNT.

# RECEIPTS AND PAYMENTS ACCOUNT FOR THE YEAR ENDED 31ST MARCH, 1930.

Receipts.	£	s.	а
To Balance, 1st April, 1929— £ s. d. Cash in Public Account 32,752 0 3	I	в.	u.
Imprests outstanding in the			
Dominion 1,512 11 0			
Investment Account 262,550 0 0			
	296,814	11	3
Recoveries on account of expenditure of pre-	,		-
vious years	222	7	4
Rents and royalities	461,248	18	1
Sales of settlement land	66,105		6
Interest on sales of settlement land	28,314		
Sales of Crown land	74,691	<b>2</b>	9
£ s. d.			
Interest on sales of Crown land 127 7 0			
Less refunds and adjustments 195 15 6	Cr. 68	0	o
D 111	1,512	-	-
Buildings Receipts under section 208, Land Act, 1924,	1,912	14	0
on account of capital value of land	498	1	10
Receipts on account of farm	100	Ŧ	10
$accounts$ $\pounds$ s. d.			
Te Wera Estate 5,879 6 1			
Mataikona Estate 3,423 8 1			
Mataikona Estate—Adjust			
ment of amount credited			
to Discharged Soldiers			
Settlement Account in			
previous years 79,636 13 1		_	~
	88,939		
Interest on investments	13,982	3	1
Balance transferred from Land for Settlements			
Account (Discharged Soldiers Settlement	196	19	<b>2</b>
Account) Loan Account	500,000		ő
Hutt Valley Lands Settlement Act, 1925-	000,000	v	0
Receipts under section 11 (2) (a)	53,913	14	6
Miscellaneous recovery of expenditure on	00,010	~ *	0
estates, &c	4,960	12	10
Land Laws Amendment Act, 1929, section (6)			
Receipts, Te Kauwhata Block	<b>29</b>	11	11
Payment of loss incurred in disposal of land			
transfer from Consolidated Fund	2,608	6	0

£1,593,970 14 6

Payments.	£	s.	d.
By Land-for-settlements expenses (vote)	8,398		9
Acquirement of estates	439,003 33,800	$\frac{6}{2}$	$\frac{10}{7}$
Road access to settlements, cost of surveys, &c.	10,619	15	<b>2</b>
Administration expenses	11,627 329	17 0	3 0
Reclamation work at Kohukohu (Reserves	020	U	U
and other Lands Disposal Act, 1927, sec- tion 7)	0		e
Purchase of land, Niho Domain (Reserves and	2	11	6
other Lands Disposal Act, 1916, section 16)	131	6	0
Expenditure under section 83, Land Act, 1924Payment in respect of value of			
improvements	67	10	4
Payments under section 105, Land for Settle- ments Act, 1925, in respect of Crown lands			
proclaimed land-for-settlements land	618	4	8
Expenditure under section 20 (3), Land Act,			
1924—Payment in respect of land obtained for Government works now deemed to be			
settlement land	678	0	0
Payment under section 17 (2), Land Laws Amendment Act, 1927-Cost of opening			
up and making fit for settlement lands			
acquired by the Crown	25	0	0
Recoupment to Discharged Soldiers Settle- ment Account in respect of amount added			
to capital values of land under section 20	•		
(4), Discharged Soldiers Settlement Amend- ment Act, 1923	1,920	0	0
Recoupment to Discharged Soldiers Settle-	1,020	Û	U
ment Account under section 20 (5), Dis-			
charged Soldiers Settlement Amendment Act, 1923	100	0	0
Payment in respect of land resumed under			
section 4 (8), Land for Settlements Amend- ment Act, 1927	5,000	0	0
Payment of interest under section 13, Land	5,000	Ū	U
Laws Amendment Act, 1926, on proceeds	£0.000	•	0
from sale of Crown land Expenditure on account of	50,000	0	0
farms accounts— $\pounds$ s. d.			
Te Wera Estate 5,638 14 6 Mataikona Estate 212 3 1			
Mataikona Estate—Adjust-			
ment of amount charged to Discharged Soldiers			
Settlement Account in			
previous years 54,840 19 8	60 601	17	•
Land for Settlements Act,	60,691	17	3
1925, section 45 (3)-			
Expenditure under section 6 (1), Land Laws Amend-			
ment Act, 1929 3,993 6 7			
Expenditure under section 6 (2), Land Laws Amend-			
ment Act, 1929 898 13 2			
	4,891	19	9
Land Laws Amendment Act, 1929, section 9— Expenses of administration	56	6	3
Stamp duty on transfers of New Zealand			
consolidated stock	4	18	11
solidated stock	971	3	3
Charges and expenses of raising loans	1,047	3	5
Interest on debentures Recoupment to Ordinary Revenue Account of	405,827	12	2
amount charged thereto for reduction of	-		_
funded debt $\dots$ $\dots$ $\dots$ $\dots$ Balance at 31st March, 1930— £ s. d.	539	16	5
Cash in Public Account 267,426 11 4			
Imprests outstanding in Do- minion			
Investment Account 290,190 0 0			
	557,618	10	0
£1	,593,970	14	6

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#### LAND FOR SETTLEMENTS ACCOUNT—continued.

## Revenue Account for the Year ended 31st March, 1930.

REVENUE ACCOU	NT FOR THE	LF	EAR ENDED JIST MARCH, 1500.
Dr. To Interest on loans Interest under section 13, Land Laws Amend- ment Act, 1926 Interest under section 47, Land Laws Amend- ment Act, 1929 Interest under section 208, Land Act, 1924 Administration expenses Rebates—Rent and interest Reductions by Revaluation £ s. d. Board	£ s. d 390,821 6 7 70,210 11 8,405 12 238 12 11,863 3 41,980 15 11,621 10 1	2 0 0 8 5 1	Cr.   £   s. d.     By Rents, &c.          24, 129   12   0     Interest on capital expenditure—   £   s. d.       24, 129   12   0     Interest on capital expenditure—   £   s. d.      24, 129   12   0     Interest on capital expenditure—   £   s. d.       24, 129   12   0     Hutt Valley Settlement    6,811   19   11      15,801   3   9     Interest on investments in Public Debt Re-       45,022   7   0     Miscellaneous         251   17   11
Remissions and rents written off by Revaluation Board      Remissions and rents written off under Deteriorated Lands Act, 1925      Irrecoverable rents, &c., transferred to Suspense Account      Charges and expenses of raising loans      Management charges of New Zealand consolidated stock      Stamp duty on transfer of consolidated stock   Land for settlementsVote     expenses   £ s. d.     Audit fees       Preliminary expenses       Salaries       Travelling-expenses	 7,688 12 934 11 1 13,676 16 1,047 3 971 3 4 18 1	$ \begin{array}{c}         11 \\         4 \\       $	
Depreciation of plant	18,447 10	6 4 7	
To Adjustment of account of previous years Balance transferred from Land for Settle- ments—Discharged Soldiers Settlement Ac-	£ s.	d.	£584,263   6   9     By Balance brought down     18,447   10   7     Adjustment on account of previous years    10,733   8   0     Balance transferred to Reserve Account    37,668   17   8
count	43,592 14 1 £66,849 16		Balance transferred to Reserve Account      57,000 11 0       £66,849 16     3

#### LAND FOR SETTLEMENTS ACCOUNT—continued. BALANCE-SHEET AS AT 31ST MARCH, 1930.

	ANCE-SHEE	ТА	AS A	<b>T</b> 31ST MARCH, 1930.	
Capital— Liubilities. £ s. d.	£	s.	d	Land— $Assets.$ $\pounds$ s. d. $\pounds$ s.	J
Loan Account 10,606,875 17 8	2	8.	u.	Land $\pm$ s. d. $\pm$ s. Leased $\dots$ $10,239,853$ 6 3	a.
Crown land included in				Unleased 381,899 9 11	
estates 210,140 0 0 Sales of Crown land 2,135,951 7 6				Estates in course of acquirement 12,529 5	
				Estates in course of acquirement 12,529 5 Unpaid purchase price (not	0
12,952,967 5 2				vet never hle f	
Less amount expended				yet payable)— £ s. d. Crops 2,197 5 0 Buildings 149,536 7 1	
in opening up land for settlement 647,528 1 5				Sales of settlement land 469,599 9 3	
······································	12,305,439	3	9	Sales of Crown land 331,447 15 4	
Deposits by lessees of Crown land under sec-	0.071	~	,		8
tion 208, Land Act, 1924 Sundry creditors—	8,351	9	1	Hutt Valley Estates— Purchases 162,812 17 1	
Interest under section 13,				Roading and incidental ex-	
Land Laws Amendment Act, £ s. d.				penses 209,684 17 4	
1926 51,001 6 5 Departmental 289 0 4				Interest 43,038 7 4	
Miscellaneous 9,400 15 6				415,536 1 9	
	60,691	<b>2</b>	3	Less receipts, section 11	
Interest on loans due and un- paid 1,034 9 4				(2) (a) Hutt Valley Land Settlement Act, 1925 247,776 11 5	
Interest on loans accrued but					4
not due 105,758 19 6				Mataikona Farm Account	1
106,793 8 10				Te Wera Estate—Stock, implements, &c 96,041 11 Plant and machinery 3,835 0	
Less amount for which Con-				Plant and machinery       3,835     0       Furniture        27     0	
solidated Fund is liable 16,240 0 0				Mechanical office appliances 23 0	
Dormonte in advance	90,553	8	10	Land Laws Amendment Act, 1929—	
Payments in advance Insurance premiums 0 10 0				$\begin{array}{cccc} 1 & 2 & 2 & 3 \\ \mathbf{E} & \mathbf{x} \\ \mathbf{E} & \mathbf{x} \\ \mathbf{x} \\$	
Interest on sales of settle-				6(1) $3,952$ 17 11	
ment land 264 18 0				Expenditure under section	
Rents      7,850     5     10       Buildings       19     0     11				$6(2)$ $946\ 10\ 1$ 4,899 8	0
Principal instalment on build-				Sundry debtors-	0
ings				Rents, &c 69,764 17 5 Less reserve 4.000 0 0	
Principal instalment on sale of Crown lands 1,532 11 9				Less reserve 4,000 0 0	
Principal instalment on sale				65,764 17 5	
of settlement lands 1,489 14 1	11 964	4	4	Sale of crops 211 15 0 Interest on sales of Crown	
Amount held under Reserves and other Lands	11,364	4	4	land	
Disposal Act, 1927, section 25 (2)-Turakina				Interest on sales of settle-	
Domain	317	3	1	ment land 3.444 16 3	
Discharged Soldiers Settlement Account— Merged transactions	1,044	18	1	Principal instalment on build- ings 3,187 12 5	
Rents, &c., charged in advance	126,376	11	<b>5</b>	Principal instalment on sale	
Depreciation reserve-Plant, &c.	1,568	12	0	of Crown lands 4,900 11 6 Principal instalment on sale	
Reserve Account, including unexpended load- ing for roads	1,198,087	17	9	of settlement lands 4,527 8 10	
Writings-off in suspense	9,248			Departmental 125 2 6	
				Miscellaneous 1,894 9 6 	5
				Postponements 90,901 16	
				Interest accrued but not due— $\pounds$ s. d.	
				On investments 2,513 12 11 On deferred-payment licenses 6,142 1 0	
					11
				Interest due and unpaid on investments 2,559 7	6
				Investment in Public Debt Redemption Fund 1,170,581 2 Outstanding rents in suspense 9,248 11	0 5
				Consolidated Fund—	0
				Proportion of interest on loan $\pounds$ s. d.	
				capital 45,334 11 6 Less proportion of interest	
				due and unpaid and in-	
				terest accrued but not	
				due, as per contra $16,240 \ 0 \ 0$ 29,094 11	6
				Cash in Public Account 267,426 11 4	-
•				Imprests outstanding1188Investments Account290,19000	
					0
-	19 019 040	10	_		
±		10	0	£13,813,042 18	_
				J. B. THOMPSON, Under-Secretary of Lands.	

J. B. THOMPSON, Under-Secretary of Lands.

J. H. O'DONNELL, Controller of Accounts.

I hereby certify that the Statement of 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 comments are appended: (1) The Land for Settlement (Discharged Soldiers Settlement Account) has been incorporated with this account. (2) The capital of the account has been reduced by £1,786,128 5s. 1d. under section 22, Finance Act, 1927, and section 17 of the Land Laws Amendment Act, 1927. There is, therefore, no charge for interest on such amount included in the accounts. The capital liability and interest thereon will, I understand, be reflected in the national balance-sheet. (3) The interest adjustments between the account and Consolidated Fund have been only approximately calculated.— G. F. C. CAMPBELL, Controller and Auditor-General.

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