

## 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.

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Sir,-

Department of Lands and Survey, Wellington, 1st July, 1931.

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I have the honour to submit a report on land-purchase operations for the year ended 31st March, 1931, which were carried out under the direction of my predecessor, Mr. J. B. Thompson, C.B.E.

Some 254 offers of estates were considered, and twenty-nine properties were purchased during the year. The total area acquired was 61,125 acres, and the amount paid out £279,361. Included in the purchases were eleven properties, totalling 8,088 acres, acquired on behalf of approved applicants under the provisions of Part II of the Land Laws Amendment Act, 1928.

Two one-man farms were purchased for discharged soldiers under section 3 of the Discharged Soldiers Settlement Amendment Act, 1917, while a property of 410 acres at Ruawai was acquired for the purpose of providing run-off areas for four soldier settlers holding sections in the vicinity.

A feature of the year's operations was the purchase of several estates which offer scope for development work by the Crown prior to opening the land for selection. The most important of these purchases was that of the Galatea Estate, of 22,300 acres, in the Bay of Plenty district, which was made after protracted negotiations and the most searching investigation. Possession will not be given until the 31st March, 1932; but arrangements have been made whereby the Crown can proceed with both access and internal roading, and also with certain development work, in order that the property as a whole may be ready for selectors at the earliest possible date. It is expected that the estate will subdivide into 120 farms, practically all of which will be suitable for dairying.

In view of the generally unsatisfactory position with respect to returns from the sale of primary products, the acquisition of estates for closer settlement is at present surrounded by many difficulties, and purchases are therefore being kept under strict control. It seems probable that for some time at least operations will be confined chiefly to the acquisition of suitable areas on behalf of approved applicants under Part II of the Land Laws Amendment Act, 1928.

Tables are attached giving particulars of the properties considered and lands acquired during the year, together with Revenue Account and Balance-sheet. The usual statement (duly certified by the Controller and Auditor-General) required under the provisions of section 109A of the Land for Settlements Act, 1925, of the moneys received into and paid out of the Land for Settlements Account during the year will be found in parliamentary paper B.-1 [Part I], being the Abstract of the Revenue and Expenditure of the Public Account for the year ended 31st March, 1931.

I have, &c.,

W. ROBERTSON,

Land Purchase Controller;

The Hon. the Minister of Lands. 1-C. 5.  $\mathbf{2}$ 

TABLE A.-NUMBER OF PROPERTIES CONSIDERED DURING YEAR ENDED 31ST MARCH, 1931.

Land District.		Number.	Area of Estates offered.	Land Di	strict.	Number.	Area of Estatcs offered.
North Auckland Auckland Gisborne Hawke's Bay Taranaki Wellington Marlborough	••• •• •• ••	44 68 9 21 5 39 5	$\begin{array}{c} \text{Acres.} \\ 47,739 \\ 153,264 \\ 10,732 \\ 37,005 \\ 6,038 \\ 62,639 \\ 28,765 \end{array}$	Nelson Westland Canterbury Otago Southland Totals	•••	    $     \begin{array}{r}       3 \\       4 \\       28 \\       13 \\       15 \\       254     \end{array} $	Acres. 10,140 4,934 40,847 11,428 13,873 427,404

TABLE B.-SUMMARY OF ESTATES ACQUIRED TO THE 31ST MARCH, 1931.

La	ind Dist	rict.		Number.	Area.	Purchase-money.
	a	<u>.</u>			Acres.	<b>f</b>
Auckland (in	cluding	North	Auck-	117	423,838	1,685,665
land)	L.	,				
Hawke's Bay	(includ	ing Gis	borne)	71	332,317	2,450,741
Taranaki	`			26	30,978	375,881
Wellington				153	160,433	2,340,764
Marlborough				22	224,090	755,482
Nelson		• •		14	48,821	150,473
Westland				3	6,032	14,062
Canterbury				178	451,201	3,521,523
Otago				81	335,212	2,029,409
Southland		••	••	33		521,280
Tota	ls		•••	698	2,107,033	13,845,280

TABLE C.-RETURN OF LAND PURCHASED AND PAID FOR FROM 1ST APRIL, 1930, TO 31ST MARCH, 1931.

Name of Owner.	Locality.	Price per Acre.	Mode of Acquisition.	Settlement.	Area.	Amount paid.
	[	£ s. d.			Acres.	£
Riddell, J	Te Kauwhata		By agreement	Mangakura		3,922*
Trubshaw, A. H. (Estate of late)†	Te Awamutu	46 0 0	"	Rockburn	76	3,481
Hole, R. H.			,,	Puketarata	423	9,015
Clark, J.‡	Hamilton		"	Bushmere	424	7,000
Nolan, V. H.:	Cambridge		,,	Nolan	443	11,572
Walters, H. E. <sup>†</sup>	Morrinsville	••	,,	Tahuna	440	11,156
Armstrong, G.†	Te Kauwhata		,,	Tangao	221	2,900
Taylor, J.t.	Cambridge	42 10 0	. <b>,,</b>	Nelson	160	6,783
Troutbeck, H. E.            Gifford, T. H. R.	Muripara	• •	. ,,	Galatea	22,326	5,000§
Morgan, R. C.†	Matamata	15 0 0	,,	Morgan	415	6,229
Cullen, C. J.	Lower Hutt		,,	Hutt Vallev	1	1,903
Gower, R. A.1	Ohingaiti		,,	Gower		1,000*
Simcox, P	Manakau, Wel- lington	<b>4</b> 6 0 0	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	Waitawa	245	11,323
Wilson Bros.	Ruatangata	:		Aponga		453*
Fraser, D. J.	Whangarei		,,	Otarao	596	13,153
Dreadon, H. (Estate of late) <sup>†</sup>	Ruawai	8 0 0	**	Dreadon .	410	3,313
Smith, R. C. (Estate of late)	Matakohe		"	Whakata	508	10,000
	Kaitaia	••	"	Awanui	223	5,512
Spain, Brown, and Co		••			251	5,581
Maria, J. A	,, Fairlie		**	Brinklands		100*
MacDonald, T,	Te Waewae	24 10 0	"	Te Waewae	274	6.712
Richards, B	10 waewae	24 10 0 20 0 0	,,		164	3,285
O'Brien, T	Wairoa.	20 0 0	· · · · · · · · · · · · · · · · · · ·	Awamate	670	21,750
Jessup, Mrs. E	Hawke's Bay	1		Awamate		
Bee Bros	Kotemaori	•••	,,	Kakariki	1,315a 16,629b	
	· · · ·			. · · · ·	265	530
Bourke and Symonds		••	"	,,	138	11,169
Crosse, T.‡	Hastings		,,		30	2,342
Struthers, J.‡		14.000	**		1,244	17,439
McLennan, J.	Waipukurau	14 0 0	,,	Rylands	· · ·	17,439 20,500
Hogg, H. R.	Opotiki	•••	<b>,, ,,</b>	Apanui	37	1,963
Renner, B. I. and E. R	Patutahi		,,	Repongaere Exten- sion		
Matthews, Mrs. E.:	Mangapapa	· · ·	,,	Ruangarehu	142	5,448
Tunnel Timber Co.	Poro-o-tarao		,,	Tapuwae		6,064
Beattie, Mr. and Mrs. J.	0 1 1		,,	The Downs	4,792	30,000
Aitken, R. and C.	Waipahi	4 10 0	,,	Arthurton	4,502	20,263
				Totals	61,125	279,361

			REVENUE AC	ACCOUNT FOR YEAR	ENDED 31ST MARC			
2	Dr.	General.	Cheviot Estate.	Total.	ç.	General.	Cheviot Estate.	Total.
ĕ С. 5.	To Interest on	$\begin{array}{cccccccccccccccccccccccccccccccccccc$	£ s. d. 5,638 2 6	17 1 17 1 12 0	kc expenditure	£ s. d. 506,588 11 8 29,769 6 10	£ s. d. 19,185 14 2 336 12 6	£ s. d. 525,774 5 10 30,105 19 4
	National Endowment Trust Funds Cheviot Estate accumulated funds trans- ferred Deposits by lessees under section 208,	H	::::	776 14 8 18,512 19 3 270 4 10	Le Wera Estate 4, 811 10 0 Hutt Valley Settlement 6, 439 1 10 Brinklands Estate 202 18 9 Land-development 42 14 3	c		
	Land Act, 1924 Administration expenses	$\begin{array}{cccccccccccccccccccccccccccccccccccc$	836 4 0 	10,303 19 10 6,625 14 7	Interest on investments	$\begin{array}{c} 11, 430 & 310 \\ 23, 842 & 9 \\ 46, 823 & 410 \end{array}$	$\begin{array}{c} 9,354 \\ 115 \\ 115 \\ 14 \\ 0 \end{array}$	$\begin{array}{cccccccccccccccccccccccccccccccccccc$
	est  tten off D.R.B.	$\begin{array}{cccccccccccccccccccccccccccccccccccc$	1,719 2 4 156 10 7 	$\begin{array}{c} 35,097 \\ 15,563 \\ 3,104 \\ 2 \end{array} 1 \\ 1 \end{array}$	Valuation fees, sections 7 and 14, Land Laws Amendment Act, 1929 Miscellaneous	379 19 6 452 3 10	: :	$\begin{array}{cccccccccccccccccccccccccccccccccccc$
	<ul> <li>£ s. d.</li> <li>Reductions by Revaluation 24,956 15 4</li> <li>Board</li> <li>Less written off to Reserve 24,956 15 4</li> </ul>			-				
	Irrecoverable rents, &c., transferred to	6,974 1 2	::	6,974 1 2				
·	Duspense Account Charges and expenses of raising loans Charges and expenses of redemptions Management charges of New Zealand con-	$\begin{array}{cccccccccccccccccccccccccccccccccccc$		$\begin{array}{cccccccccccccccccccccccccccccccccccc$				
	sondared stock Exchange on London remittances Stamp duty on transfer of stock Land for settlements—Vote Expenses—	578 14 3 7 1 7	::	578 14 3 7 1 7				
	$\begin{array}{ccccccc} \mathbf{t} & \mathbf{s} & \\ & \ddots & 250 & 0 \\ & \ddots & 1,000 & 0 \\ & & & & & \\ & & & & & & \\ & & & &$		· · · · ·		· · · · · · · · · · · · · · · · · · ·			
	Preliminary expenses 4,710 13 10 Travelling-expenses 115 3 2 Miscellaneous 2.978 9 10							
	olant penses inciden lown	$\begin{array}{cccccccccccccccccccccccccccccccccccc$	  20,619 3 4	$\begin{array}{cccccccccccccccccccccccccccccccccccc$	•			
		£619,352 6 3	£28,992 16 3	£648,345 2 6		£619.352 6 3	£28.992 16 3	£648.345 2 6
	To Balance previous year Reserve	$\begin{array}{ccccccc} {\tt t} & {\tt s} & {\rm d}, \\ {\tt 460} & {\tt 8} & {\tt 6} \\ {\tt 4}, {\tt 835} & {\tt 14} & {\tt 3} \end{array}$	£ s. d. 20,619 <sup>3</sup> 4	£ s. d. 460 8 6 25,454 17 7	To Balance brought down	20 N	∞° ຕາ	

LAND FOR SETTLEMENTS ACCOUNT.

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Nore.—Owing to the loss of all records for the Hawke's Bay Land District as a result of the earthquake and fire of the 3rd February last, accruing charges for the year relating to that district have been estimated pending the re-establishment of records.

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£25,915 6 1

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9 £20,619 3

£5,296 2

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£25,915 6 1

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Liabilites.	Moderna Trudion			či – Li		Acet as a sector		National Endow-		Ċ
	General.	Cheviot.	ment Trust.	Total.		General	Cheviot.	ment Trust.	Total.	—5
$\begin{array}{cccccccccccccccccccccccccccccccccccc$	નું જું: ત્રુ	£ s. d. 160,918 0 0	њ з. д.	ક. વે.	Land Account— Estates leased	£ s. d. 10,505,474 16 9 185,916 5 8	$\begin{array}{cccccccc} t & s. d. \\ 385,193 & 9 & 1 \\ 325 & 0 & 0 \end{array}$	<b>ب</b> ور المراجع الم المراجع المراجع ا مراجع المراجع	s. d.	
7,253,276 13				с	•	10,691,391 2 5	385,518 9 I		11,076,909 $11$ $6$	
$4^{2}$ , 1,780,539 12 3 $4^{2}$ 198.5.88d per 33,740 9 5					Estates in course of acquirement.	1,378 0 0	•	•	1,378 0 0	
ent	•				Leave days Americante act, 1323-	$\begin{array}{cccccccccccccccccccccccccccccccccccc$				
193,700 953,930						13,350 0 0	:		13,350 0 0	
", 24,300 0 0 	$12,163,904  0  11 \\ 1.138,600  0  0$				Unpaid purchase-price not yet pay- able—					
n estates	00				Crops Buildings Sales of settlement land Sales of Crown land	$\begin{array}{cccccccccccccccccccccccccccccccccccc$	5,937 10 0	79,683 16 11		
Sales of Crown land we	:0   I	4. 2. 2. 2. 2. 2. 2. 2. 2. 2. 2. 2. 2. 2.	e 2			1,037,190 16 9	5,937 10 0	79,683 16 11	1,122,812 3 8	
opening	~		5 F 5 - 5		Hutt Valley estates Purchases	11				4
	12,758,854 5 9	160,918 0 0	:	12,919,772 5 9	Roading and incidental expenditure Interest	218,007 3 1 49,477 9 2	-			
Accumulated funds	•	463,388 2 1		463,388 2 1	Less receipts under section 11	$\frac{432,200}{256,712} \frac{4}{19} \frac{0}{3}$				
National Endowment Trust Deposits by lessees under section 208, Land Act, 1924	8,362 12 3	•••	121,679 18 2	127, 079 18 2 8, 362 12 3	(ZA), Hutt Valley Land Settle- ment Act, 1925	175,487 4 9	•	:	175,487 4 9	
Sundry creditors	7,532 0 11	. <u></u>			Farm accounts— Mataikona Mataikona	99 3 1 105 003 5 2			· · ·	
Interest on loans accrued but not	108,993 1 10	1,373 6 3			Brinklands	-	-	· · · · ·		
tmental	-					121,948 14 7	•	:	121,948 14 7	
Turakina Domain	317 3 1	0 9 0 10 1		000-11 0	Plant and machinery Advances under Deteriorated Land Act	: 3,885 0 0 12,071 8 0		::	$\begin{array}{cccccccccccccccccccccccccccccccccccc$	
Interest on loans due and unpaid	5	5	•		Deteriorated Land Act Land Laws Amendment Act, 1929-	· · · ·	•		2	
6	8,021 6 6		енения 		Advances to settlers Debtors for interest on advances Advances for development of un-	$\begin{array}{cccccccccccccccccccccccccccccccccccc$	• • • •	••••	18,507 1 3 268 18 5	
National Endowment Account	4	:	•	9,116 10 8	occupied Urown and settlement lands			:		
Discharged Soldiers Settlement Ac-	2,118 11 3	:	:	2,118 11 3	Expenditure on improvements	45,881 2 1 7,193 16 8				

LAND FOR SETTLEMENTS ACCOUNT—continued. BALANCE-SHEET AS AT 31ST MARCH, 1931.

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	61,088 6 9	1,371 14 6				209,905 8 5	81,925 6 10	12,546 11 4	2,024 10 0	5,699 3 1 1,220,407 13 1	62,676 18 ō	742,105 16 10	£14,946,913 15 0	ict have been
	:	•	515 5 0		7 12 8	522 17 8	•	:	:	9 6 :	:	47,480 3 5	£127,690 7 6 £	year relating to that district have been
	:	:	3,371 10 2 39 15 11 163 5 0	31 15 0	•	3,606 6 1	639 18 11	81 10 0	:	3,008 2 10	•:	253,879 1 8	£652,670 18 7 £.	for the year relating to that district have be
$\begin{array}{c} 4,890 \ 13 \ 0 \\ 136 \ 1 \ 9 \\ 2,677 \ 11 \ 6 \end{array}$	61,088 6 9	1,371 14 6	$\begin{array}{cccccccccccccccccccccccccccccccccccc$	8,167 5 8 23 10 6	$\begin{array}{cccccccccccccccccccccccccccccccccccc$	205,776 4 8	81,285 7 11	12,465 1 4	2,024 10 0	$\begin{array}{c} 5,695 \ 13 \ 7 \\ 1,217,399 \ 10 \ 3 \end{array}$	62,676 18 5	440,746 11 9	$\pounds 14, 166, 552 8 11 \pounds$	rges
Expenditure on improvements Expenditure on equipment Expenditure on stock	1	Interest on capital expenditure	Sundry debtors	talments—Sale nd $\dots$ mend- $1929, \frac{f}{50} $ $\frac{s}{2}$ .	t 1,4 t 1,4 s, &c			due $\pounds$ s. d. On investments 5,063 8 4 On deferred-payment 7,401 13 0 licenses	Interest due and unpaid on invest-	ding losses, Suspense Account ent in Public Debt Redemp- und	ortion	$\mathfrak{x}$	<u>  4</u>	Owing to the loss of all records for the Hawke's Bay Land District as a result of the earthquake and fire of the 3rd February last, accruing charges for the A sum of £14,747 is held in Deposits Account, Miscellaneous, pending identification, when portion may be allocated to the Land for Settlements Account.
130,348 3 0 1,764 13 6 1,542 14 11	1,371 14 6	1, 142, 532 4 11	5,699 3 I										£14,946,913,15 0	a result of the earthque ation, when portion ma
3.18 6	:	:	ප ත ඝ										$\pounds 127,690$ 7 6 $\pounds$	d District as a ading identificat
0,671 11 11 	•	20,619 3 4	:										£652,670 18 7 £13	records for the Hawke's Bay Land District Deposits Account, Miscellaneous, pending iden
1,764 13 6 1,538 16 5	1,371 14 6	1,121,913 1 7	5,695 13 7						<u>.</u>				£14,166,552 8 11 £	all records for the in Deposits Account
rtents, &c., Adjustment Account	Reserve for capitalized interest on development scheme	including unex-	perteu toaung for roads ritings-off in suspense										3	Owing to the loss of um of £14,747 is held i

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the position as disclosed thereby, subject to the above departmental note. The following comments are appended: (1) The Cheviot Estate, Deteriorated Lands, and the National Endówment Trust Accounts have been abolished by law and are incorporated in this account. (2) Loan liability includes £217,740 which is also included in the amount, £647,528 1s. 5d., deducted as expenses in opening up Crown lands. This liability was raised under the New Zealand State-guaranteed Advances Act, 1909, and does not appear to relate to this account, and consequently should not be reflected therein. (3) The apportionment of interest earned on temporary investments between the Cheviot and General Revenue Accounts is approximate only. (4) The interest adjustments between the account and Consolidated Fund have been only approximately calculated.—G. F. C. CAMFBELL, Controller and Auditor-General.

I hereby certify that the Revenue Account and Balance-sheet have been duly examined and compared with the relative books and documents submitted for audit, and correctly state

Price 6d.]

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