

1931.
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, 1931.

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.

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

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

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

Land District.	Number.	Area.	Purchase-money.
		Acres.	£
Auckland (including North Auckland)	117	423,838	1,685,665
Hawke's Bay (including Gisborne)	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	94,111	521,280
Totals	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.†	Morrinsville .. ..	.. ..	"	Tahuna	440	11,156
Armstrong, G.†	Te Kauwhata	.. ..	"	Tangao	221	2,900
Taylor, J.†	Cambridge	42 10 0	"	Nelson	160	6,783
Troutbeck, H. E.	Muripara .. ..	.. ..	"	Galatea	22,326	5,000§
Gifford, T. H. R. .. ..		.. ..	"	Morgan	415	6,229
Morgan, R. C.†	Matamata	15 0 0	"	Hutt Valley	1	1,903
Cullen, C. J.	Lower Hutt .. ..	.. ..	"	Gower .. ..	.. ..	1,000*
Gower, R. A.†	Ohingaiti .. ..	.. ..	"	Waitawa	245	11,323
Simcox, P.	Manakau, Wellington	46 0 0	"			
Wilson Bros.	Ruatangata .. ..	.. ..	"	Aponga .. ..	.. ..	453*
Fraser, D. J.†	Whangarei .. ..	.. ..	"	Otarao	596	13,153§
Dreadon, H. (Estate of late)†	Ruawai	8 0 0	"	Dreadon	410	3,313
Smith, R. C. (Estate of late)†	Matakohe .. ..	.. ..	"	Whakata	508	10,000
Spain, Brown, and Co.	Kaitaia .. ..	.. ..	"	Awanui	223	5,512
Maria, J. A. .. ..	"	.. ..	"	"	251	5,581
MacDonald, T.	Fairlie .. ..	.. ..	"	Brinklands .. ..	.. ..	100*
Richards, B.	Te Waewae	24 10 0	"	Te Waewae	274	6,712
O'Brien, T.	"	20 0 0	"	"	164	3,285
Jessup, Mrs. E.	Wairoa, Hawke's Bay	.. ..	"	Awamate	670	21,750
Bee Bros.	Kotemaori .. ..	.. ..	"	Kakariki	{ 1,315a 16,629b }	{ 12,500
Bourke and Symonds .. ..	"	.. ..	"	"	265	530
Crosse, T.†	Hastings .. ..	.. ..	"	Woodland	138	11,169
Struthers, J.† .. ..	"	.. ..	"	Pukahu	30	2,342
McLennan, J.	Waipukurau	14 0 0	"	Rylands	1,244	17,439
Hogg, H. R.	Opotiki .. ..	.. ..	"	Apanui	411	20,500
Renner, B. I. and E. R.	Patutahi .. ..	.. ..	"	Repongaere Extension	37	1,963
Matthews, Mrs. E.†	Mangapapa .. ..	.. ..	"	Ruangarehu	142	5,448
Tunnel Timber Co.	Poro-o-tarao .. ..	.. ..	"	Tapuwae	3,350	6,064
Beattie, Mr. and Mrs. J.†	Cambrians .. ..	.. ..	"	The Downs	4,792	30,000§
Aitken, R. and C.	Waipahi	4 10 0	"	Arthurton	4,502	20,263
				Totals	61,125	279,361

* Balance of purchase-money.

† Purchased under section 3 of the Discharged Soldiers Settlement Amendment Act, 1917.

‡ Purchase under Part II of the Land Laws Amendment Act, 1928.

§ In part.

a Freehold.

b Leasehold.

LAND FOR SETTLEMENTS ACCOUNT.

REVENUE ACCOUNT FOR YEAR ENDED 31ST MARCH, 1931.

Dr.	General.		Cheviot Estate.		Total.		Cr.	General.		Cheviot Estate.		Total.	
	£	s. d.	£	s. d.	£	s. d.		£	s. d.	£	s. d.	£	s. d.
To Interest on—	425,733	15 5	5,638	2 6	431,371	17 11	By Rents, &c.	506,588	11 8	19,185	14 2	525,774	5 10
Loans	72,532	0 11	..	..	72,532	0 11	Interest on sales, &c. ..	29,769	6 10	336	12 6	30,105	19 4
Capital from proceeds of sale of Crown lands	8,405	12 0	..	..	8,405	12 0	Interest on capital expenditure—	..	..	..	..	..	..
Value of Crown lands in estates	776	14 8	..	..	776	14 8	Te Wera Estate ..	4,811	15 0	..	..	4,811	15 0
National Endowment Trust Funds	18,512	19 3	..	..	18,512	19 3	Hutt Valley Settlement ..	6,439	1 10	..	..	6,439	1 10
Cheviot Estate accumulated funds transferred	270	4 10	..	..	270	4 10	Brinklands Estate ..	202	18 9	..	..	202	18 9
Deposits by lessees under section 208, Land Act, 1924	9,467	15 10	836	4 0	10,303	19 10	Land-development ..	42	14 3	..	..	42	14 3
Administration expenses	6,625	14 7	..	..	6,625	14 7	Interest on investments ..	..	..	..	..	..	..
Administration expenses, Land Laws Amendment Act, 1929	33,378	16 6	1,719	2 4	35,097	18 10	Interest on investments in Public Debt Redemption Fund ..	23,842	9 9	9,354	15 7	33,197	5 4
Rebates—Rent and interest	15,406	16 3	156	10 7	15,563	6 10	Valuation fees, sections 7 and 14, Land Laws Amendment Act, 1929 ..	379	19 6	..	..	379	19 6
Remissions of rents, &c.	3,104	2 1	..	..	3,104	2 1	Miscellaneous	452	3 10	..	..	452	3 10
Remissions and rents written off D.R.B. ..	..	..	..	..	..	..	..	..	..	..	..	..	..
Reductions by Revaluation	24,956	15 4	..	..	24,956	15 4	..	..	..	..	..	..	..
Board .. ..	..	..	..	..	..	..	..	..	..	..	..	..	..
Less written off to Reserve	6,974	1 2	..	..	6,974	1 2	..	..	..	..	..	..	..
Irrecoverable rents, &c., transferred to Suspense Account	1,817	1 7	..	..	1,817	1 7	..	..	..	..	..	..	..
Charges and expenses of raising loans ..	23	15 4	..	..	23	15 4	..	..	..	..	..	..	..
Charges and expenses of redemptions ..	672	3 4	23	13 6	695	16 10	..	..	..	..	..	..	..
Management charges of New Zealand consolidated stock	578	14 3	..	..	578	14 3	..	..	..	..	..	..	..
Exchange on London remittances	7	1 7	..	..	7	1 7	..	..	..	..	..	..	..
Stamp duty on transfer of stock .. ..	..	..	..	..	..	..	..	..	..	..	..	..	..
Land for settlements—Vote Expenses—	..	..	..	..	..	..	..	..	..	..	..	..	..
Audit fees	250	0 0	..	..	250	0 0	..	..	..	..	..	..	..
Salaries	1,000	0 0	..	..	1,000	0 0	..	..	..	..	..	..	..
Compensation for injuries	208	7 7	..	..	208	7 7	..	..	..	..	..	..	..
Preliminary expenses	4,710	13 10	..	..	4,710	13 10	..	..	..	..	..	..	..
Travelling-expenses	115	3 2	..	..	115	3 2	..	..	..	..	..	..	..
Miscellaneous	2,978	9 10	..	..	2,978	9 10	..	..	..	..	..	..	..
Depreciation of plant .. ..	..	..	..	..	..	..	..	..	..	..	..	..	..
Miscellaneous expenses incidental to estates .. ..	..	..	..	..	..	..	..	..	..	..	..	..	..
Balance carried down	5,296	2 9	20,619	3 4	25,915	6 1	..	..	..	..	..	..	..
£619,352 6 3	£28,992 16 3	£648,345 2 6	£	s. d.	£	s. d.	..	£	s. d.	£	s. d.	£	s. d.
460 8 6	..	460 8 6	..	..	..	..	To Balance brought down ..	5,296 2 9	20,619 3 4	25,915 6 1	..	25,915 6 1	..
4,835 14 3	20,619 3 4	25,454 17 7	..	..	..	..	..	£5,296 2 9	£20,619 3 4	£25,915 6 1	..	£25,915 6 1	..
£5,296 2 9	£20,619 3 4	£25,915 6 1	..	..	..	..	..	..	..	..	..	..	..

NOTE.—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.

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

Liabilities.				Assets.			
General.		Chevtot.		National Endowment Trust.		Total.	
£	s. d.	£	s. d.	£	s. d.	£	s. d.
Loan capital—							
3 per cent.	69,165 0 0						
"	1,157,947 5 11	160,918 0 0					
3½	530,425 0 0						
4	7,253,276 13 4						
4½	1,786,539 12 3						
£4 19s. 5-88d per cent.	33,740 9 5						
5 per cent.	159,380 0 0						
5¼	1,500 0 0						
5½	193,700 0 0						
5¾	953,930 0 0						
6	24,300 0 0						
Less reduction, Finance Act No. 2, 1927	12,163,904 0 11						
	1,138,600 0 0						
Crown lands included in estates	11,025,304 0 11						
Sales of Crown land	210,140 0 0						
	2,170,938 6 3						
Less amount expenses in opening up Crown land	13,406,382 7 2						
	647,528 1 5						
	12,758,854 5 9	160,918 0 0					
Accumulated funds—							
Chevtot Estate		463,388 2 1					
National Endowment Trust							
Deposits by lessees under section 208, Land Act, 1924	8,362 12 3						
Sundry creditors—							
Interest on capital from proceeds of Crown land	7,532 0 11						
Interest on loans accrued but not due	108,993 1 10	1,373 6 3					
Departmental	1,474 14 0						
Miscellaneous	608 8 7						
Turakina Domain	317 3 1						
	118,925 8 5	1,373 6 3					
Interest on loans due and unpaid, Land Laws Amendment Act, 1929, section 8—	1,571 2 10						
Crown lands	8,021 6 6						
National Endowment Account	1,095 4 2						
	9,116 10 8						
Discharged Soldiers Settlement Account—Advances	2,118 11 3						
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