

1932.  
NEW ZEALAND.

# LAND FOR SETTLEMENTS ACT, 1925

(REPORT ON THE).

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

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

SIR,—

Department of Lands and Survey, Wellington, 1st August, 1932.

I have the honour to submit a report on land-purchase operations for the year ended 31st March, 1932.

Some 201 offers of estates were considered, and eight farming properties were purchased during the year. The total area acquired, including a section of land required for the purposes of the Hutt Valley Settlement, and some 39 acres acquired as a homestead-site, was 4,815 acres, and the amount paid out, £62,525. Included in the purchases were seven properties, totalling 2,772 acres, acquired on behalf of approved applicants under the provisions of Part II of the Land Laws Amendment Act, 1928.

The balance of the purchase-money for the Galatea Estate was paid over during the year. It has not yet been decided when the land is to be opened for selection, and in the meantime the estate is being handled so as to give a maximum return. The road work has practically been completed, and a considerable amount of scrub-cutting and fencing carried out. Further work to be done includes the cultivation and grassing of various areas, and the top-dressing and reconditioning of the balance of the estate. It is intended to provide on each section a reasonable area of pasture of dairying standard, and until this has been accomplished it is not proposed to place settlers on the land.

Owing to the low prices ruling for wool and lamb it has not been practicable to purchase purely grazing-lands which on subdivision could be disposed of at prices enabling settlers to successfully occupy their holdings. Operations have therefore of late been confined to the acquisition of land suitable for dairying. The position with respect to the pastoral industry is, however, being closely watched by the Land Purchase Board, and when opportunity offers it is hoped that it will be possible to arrange for the purchase of some suitable grazing-land.

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, 1932.

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, 1932.

Land District.	Number.	Area of Estates offered.	Land District.	Number.	Area of Estates offered.
		Acres.			Acres.
North Auckland ..	50	64,550	Nelson .. ..	5	5,827
Auckland .. ..	68	132,004	Westland .. ..	2	2,409
Gisborne .. ..	4	1,101	Canterbury .. ..	9	6,050
Hawke's Bay .. ..	14	36,624	Otago .. ..	5	3,230
Taranaki .. ..	9	10,789	Southland .. ..	8	5,950
Wellington .. ..	23	89,908			
Marlborough .. ..	4	2,685	Totals .. ..	201	361,127

TABLE B.—SUMMARY OF ESTATES ACQUIRED TO THE 31ST MARCH, 1932.

Land District.	Number.	Area.	Purchase-money.
		Acres.	£
Auckland (including North Auckland)	122	427,763	1,733,499
Hawke's Bay (including Gisborne)	73	332,527	2,454,899
Taranaki .. ..	26	30,978	375,881
Wellington .. ..	155	160,828	2,350,297
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 .. ..	34	94,396	522,280
Totals .. ..	708	2,111,848	13,907,805

TABLE C.—RETURN OF LAND PURCHASED AND PAID FOR DURING PERIOD FROM 1ST APRIL, 1931, TO 31ST MARCH, 1932.

Name of Owner.	Locality.	Price per Acre.	Mode of Acquisition.	Settlement.	Area.	Amount paid.
		£ s. d.			Acres.	£
O'Shea, M. J.* .. ..	Whangarei ..	..	By agreement	Tauraroa ..	1,142	5,592
Fraser, D. J.* .. ..	" ..	..	"	Otarau ..	596	153†
Dreadon, H. (Estate of)‡ ..	Ruawai ..	8 0 0	"	Dreadon ..	410	119†
McNicol family .. ..	Te Aroha ..	14 10 0	"	Wairakau ..	2,004	29,309
Trubshaw, A. H. (Estate of)‡ ..	Te Awamutu	46 0 0	"	Rockburn ..	76	14†
Brown, E. J.* .. ..	Okoroire ..	..	"	Te Poi ..	177	4,251
Morgan, R. C.* .. ..	Matamata ..	15 0 0	"	Morgan ..	415	12†
Hannon, Mrs. I. (Estate of)* ..	Cambridge ..	..	"	Hannan ..	294	4,631
Reynolds, R. (Estate of)* ..	" ..	..	"	Norwegians	308	4,051
Troutbeck, H. E., and Gifford, T. H. R.	Rotorua ..	..	"	Galatea ..	22,325	94,665†
Renner, E. R.* .. ..	Gisborne ..	..	"	Rere ..	171	4,041
Bridge, W. W., and Bloomfield Bros. (Estate of)	Te Karaka ..	3 0 0	"	" ..	39	117
Jessop, Mrs. E. and Miss I. ..	Wairoa, H.B.	..	"	Awamate ..	670	174†
McLennan, J. .. ..	Waipukurau	14 0 0	"	Rylands ..	1,244	5†
Bee Bros. .. ..	Kote Maori, H.B.	..	"	Kakariki ..	17,944	4†
McCallum, J.* .. ..	Southland ..	..	"	McCallum ..	285	1,000
Bryce, J. J.* .. ..	Kimbolton ..	24 0 0	"	Bryce ..	395	9,488
Hawkins, S... ..	Hutt Valley ..	..	"	Hutt Valley	12.8 ps.	45
Beattie, Mr. and Mrs. J.* ..	Cambrians ..	..	"	Downs ..	4,792	2,161†
				Totals ..	53,287	159,832

\* Purchased under Part II, Land Laws Amendment Act, 1928, section 3. Discharged Soldiers Settlement Amendment Act, 1917.

† Balance of purchase-money.

‡ Purchased under

LAND FOR SETTLEMENTS ACCOUNT.  
REVENUE ACCOUNT FOR THE YEAR ENDED 31ST MARCH, 1932.

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Dr.	General.		Cheviot.		Total.		Cr.	General.		Cheviot.		Total.	
	£	s. d.	£	s. d.	£	s. d.		£	s. d.	£	s. d.	£	s. d.
To Interest on—													
Loans .. .. .	432,341	10 5	5,632	2 7	437,973	13 0	By Rents, &c. .. .. .	509,582	0 8	19,055	11 4	528,637	12 0
Capital from proceeds of sale of Crown land	73,616	12 5	..	..	73,616	12 5	Interest on sales, &c. .. .. .	34,082	16 4	326	1 0	34,408	17 4
Value of Crown lands in estates ..	8,405	12 0	..	..	8,405	12 0	Interest on capital expenditure—						
National Endowment Trust Funds ..	1,924	17 7	..	..	1,924	17 7	£ s. d.						
Cheviot Estate accumulated funds transferred	18,535	10 7	..	..	18,535	10 7	Te Wera .. .. .	5,372	12 9				
Deposits by lessees under section 208, Land Act, 1924	271	11 2	..	..	271	11 2	Hutt Valley Settlement	6,139	14 0				
Administration expenses .. .. .	7,591	7 11	713	14 11	8,305	2 10	Brinklands Estate ..	685	0 4				
Administration expenses, Land Laws Amendment Act, 1929	3,330	10 1	..	..	3,330	10 1	Land development ..	190	15 1	12,388	2 2	12,388	2 2
Rebates—Rent and interest .. .. .	23,371	11 8	1,401	4 6	24,772	16 2	Interest on investments .. .. .	22,160	1 6	..	..	22,160	1 6
Remissions of rent, &c. .. .. .	18,751	11 5	74	0 7	18,825	12 0	Interest on investments in Public Debt Redemption Fund	48,695	19 7	120	6 6	48,816	6 1
Remissions and rent written off D.R.B. ..	2,153	2 0	..	..	2,153	2 0	Valuation fees, sections 7 and 14, Land Laws Amendment Act, 1929	417	7 0	..	..	417	7 0
£ s. d.							Miscellaneous .. .. .	330	14 0	..	..	330	14 0
Reductions by D.R.B. .. 24,205 5 8							Interest on Cheviot Estate fixed capital (see contra)	8,380	7 2	..	..	8,380	7 2
Less written off to reserve 24,205 5 8													
Irrecoverable rents, &c., transferred to Suspense Account	5,220	12 11	9	0 10	5,229	13 9							
Charges and expenses of raising loans ..	1,425	7 6	..	..	1,425	7 6							
Management charges of New Zealand consolidated stock	720	17 7	..	..	720	17 7							
Stamp duty on transfer of stock .. .. .	7	15 11	..	..	7	15 11							
Land for settlements—Vote expenses—													
£ s. d.													
Audit fees .. .. .	250	0 0	..	..	250	0 0							
Compensation for injuries	1,030	1 11	..	..	1,030	1 11							
Salaries .. .. .	1,406	10 2	..	..	1,406	10 2							
Preliminary expenses .. .. .	838	3 7	..	..	838	3 7							
Travelling expenses .. .. .	159	15 4	..	..	159	15 4							
Miscellaneous .. .. .	2,087	15 2	..	..	2,087	15 2							
Depreciation of plant .. .. .	196	1 6	..	..	196	1 6							
Miscellaneous expenses incidental to estates	250	11 10	..	..	250	11 10							
Interest on Cheviot Estate fixed capital (see contra)	..	..	8,380	7 2	8,380	7 2							
Balance carried down .. .. .	32,149	17 9	3,291	8 3	35,441	6 0							
	£636,037	8 5	£19,501	18 10	£655,539	7 3							
	£ s. d.		£ s. d.		£ s. d.		To Balance brought down .. .. .	32,149	17 9	3,291	8 3	35,441	6 0
To Balance previous year .. .. .	472	8 5	..	..	472	8 5	Adjustment previous year, Cheviot Estate (see contra)	18,631	18 9	..	..	18,631	18 9
Adjustment previous year of rents overstated (Hawke's Bay)	785	17 1	..	..	785	17 1	Reserve .. .. .	..	..	15,340	10 6	15,340	10 6
Adjustment previous year, Cheviot Estate (see contra)	..	..	18,631	18 9	18,631	18 9							
Reserve .. .. .	49,523	11 0	..	..	49,523	11 0							
	£50,781	16 6	£18,631	18 9	£69,413	15 3							

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LAND FOR SETTLEMENTS ACCOUNT—*continued.*  
BALANCE-SHEET AS AT 31ST MARCH, 1932.

<i>Liabilities.</i>					<i>Assets.</i>												
	General.		Cheviot.		National Endowment Trust.		Total.			General.		Cheviot.		National Endowment Trust.		Total.	
	£	s. d.	£	s. d.	£	s. d.	£	s. d.		£	s. d.	£	s. d.	£	s. d.	£	s. d.
Loan capital—	£	s. d.							Land Account—	£	s. d.	£	s. d.	£	s. d.		
3 per cent. ..	69,165	0 0							Estates leased .. ..	10,500,171	17 5	384,506	9 1				
3½ per cent. ..	1,382,947	5 11	160,918	0 0				Estates unlet .. ..	252,227	3 8	325	0 0					
3¾ per cent. ..	545,425	0 0								10,752,399	1 1	384,831	9 1			11,137,230	10 2
4 per cent. ..	6,416,275	3 11							Provisional State Forest .. ..	3,158	6 6					3,158	6 6
4½ per cent. ..	1,004,664	12 3							Land Laws Amendment Act, 1929—								
£4 19s. 5-88d. per cent.	33,446	6 11							Leased .. ..	25,575	0 0						
5 per cent. ..	1,058,380	0 0							Unlet .. ..	7,705	0 0						
5½ per cent. ..	1,500	0 0								33,280	0 0					33,280	0 0
5¾ per cent. ..	216,300	0 0							Unpaid purchase-price not yet payable—								
5½ per cent. ..	1,415,420	0 0							Buildings .. ..	140,406	3 9	35	6 8				
	12,143,523	9 0							Improvements .. ..	1,201	17 2						
Less reduction, Finance Act, (No. 2), 1927	1,138,600	0 0							Sales of settlement land .. ..	556,494	18 2	5,841	10 0				
	11,004,923	9 0							Sales of Crown land .. ..	336,107	3 9			68,287	11 4		
Crown lands included in estates	211,940	0 0								1,034,210	2 10	5,876	16 8	68,287	11 4	1,108,374	10 10
Sales of Crown land .. ..	2,191,940	11 11							Hutt Valley estates—								
	13,408,804	0 11							Purchases .. ..	164,760	11 9						
Less amount expended in opening up Crown lands	647,528	1 5							Roading and incidental expenditure .. ..	222,529	7 10						
	12,761,275	19 6	160,918	0 0			12,922,193	19 6	Interest .. ..	55,617	3 2						
Accumulated funds—										442,907	2 9						
Cheviot Estate .. ..			462,701	2 1			462,701	2 1	Less receipts under section 11 (2A), Hutt Valley Land Settlement Act, 1925	271,370	19 3						
National Endowment Trust .. ..					115,837	16 11	115,837	16 11		171,536	3 6					171,536	3 6
Deposits by lessees under section 208, Land Act, 1924	8,328	3 3					8,328	3 3	Farm accounts—								
									Mataikona .. ..	99	3 1						
Sundry creditors—									Te Wera .. ..	112,811	10 2						
Interest on capital from proceeds of Crown land	8,616	12 5							Brinklands .. ..	18,450	15 2						
Interest on loans accrued but not due	93,783	6 5	1,373	6 3						131,361	8 5					131,361	8 5
Interest on National Endowment Trust Funds	1,174	17 7							Plant and machinery .. ..	3,885	0 0					3,885	0 0
Departmental .. ..	8,425	16 0							Advances under Deteriorated Land Act	12,161	14 6					12,161	14 6
Miscellaneous .. ..	5,966	6 9							Debtors' interest on advances under Deteriorated Land Act	775	7 2					775	7 2
Turakina Domain .. ..	317	3 1							Land Laws Amendment Act, 1929—								
	118,284	2 3	1,373	6 3			119,657	8 6	Advances to settlers .. ..	67,227	0 2					67,227	0 2
Interest on loans due and unpaid	10,808	6 1					10,808	6 1	Debtors for interest on advances	2,223	7 3					2,223	7 3
Land Laws Amendment Act, 1929, section 8—									Advances for development of unoccupied Crown and settlement lands—								
Crown lands .. ..	19,895	2 2							Crown lands—								
National Endowment Account .. ..	6,246	7 3							Expenditure on improvements	126,232	6 4						
Primary Education Account .. ..	177	19 1															
Native Land Settlement Account	1,044	0 0															
	27,363	8 6					27,363	8 6									

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Discharged Soldiers Settlement Account—Advances	2,100 4 0	..	..	2,100 4 0	Expenditure on equipment	8,953 6 7			
Payments in advance—Rents, &c. ..	11,789 10 0	5 1 9	140 7 7	11,934 19 4	Expenditure on stock ..	10,223 4 4			
Rents, &c., Adjustment Account ..	130,205 16 2	6,372 12 8	..	136,578 8 10	Settlement land—				
Depreciation Reserve—Plant, &c. ..	1,960 15 0	..	..	1,960 15 0	Expenditure on improvements	36,348 7 6			
Suspense Account—Deteriorated Land Act	1,336 13 5	..	..	1,336 13 5	Expenditure on equipment ..	1,277 0 8			
Suspense Account—Buildings ..	295 11 4	..	..	295 11 4	Expenditure on stock ..	8,681 11 3			
Reserve for capitalized interest on development scheme	6,903 11 8	..	..	6,903 11 8		191,715 16 8	..	..	191,715 16 8
Reserve Account, including unexpended loading for roads	1,103,898 15 2	1,229 3 6	..	1,105,127 18 8	Interest on capital expenditure	6,903 11 8	..	..	6,903 11 8
Writings-off, Suspense ..	5,758 12 6	..	..	5,758 12 6	Sundry debtors—				
Cheviot Estate Account, as <i>per contra</i>	230,704 10 11	..	..	230,704 10 11	Rents, &c. ..	317,205 0 6	5,598 18 6		
					Principal instalments—Buildings	7,836 17 3			
					Interest on sales of Crown lands ..	322 10 1			
					Interest on sales of settlement land	18,774 9 9	171 5 7		
					Principal instalments—				
					Sales of Crown lands ..	9,299 2 5	..	1,255 19 3	
					Sales of settlement lands ..	19,244 12 1	33 10 6		
					Land Laws Amendment Act, 1929, section 8— ..	£ s. d.			
					Rents ..	164 18 3			
					Sales ..	4,321 2 8			
					Interest ..	8 9 9			
					Principal instalments ..	7 2 8			
						4,501 13 4			
					Insurances, &c. ..	110 19 3			
					Departmental ..	9,466 11 7			
					Miscellaneous ..	1,610 8 2	..	266 15 0	
						388,372 4 5	5,803 14 7	1,522 14 3	395,698 13 3
					Postponement of rents, &c. ..	124,692 16 11	2,181 5 3	..	126,874 2 2
					Interest accrued but not due—				
					On investments ..	972 11 9	..	..	972 11 9
					On deferred-payment licenses ..	7,401 1 0	73 0 5	..	7,474 1 5
					Outstanding losses, Suspense Account	5,758 12 6	..	..	5,758 12 6
					Investment in Public Debt Redemption Fund	1,248,095 9 10	..	..	1,248,095 9 10
					Consolidated Fund—Proportion of interest on Loan Account	90,019 12 11	3,128 9 4	..	93,148 2 3
					Land for settlement—General as <i>per contra</i>	..	230,704 10 11	..	230,704 10 11
					Cash ..	133,127 9 4			
					Imprests outstanding in the Dominion	0 0 3			
					Investment Account	57,905 0 0			
					—Securities held	144,864 10 8	..	46,167 18 11	191,032 9 7
						144,864 10 8	..	46,167 18 11	191,032 9 7
						£14,421,013 19 9	£632,599 6 3	£115,978 4 6	£15,169,591 10 6
						£14,421,013 19 9	£632,599 6 3	£115,978 4 6	£15,169,591 10 6

W. ROBERTSON, Under-Secretary for Lands.  
W. E. SHAW, Accountant.

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 the position as disclosed thereby, subject to the following exception: No interest has been allowed to the Cheviot Estate in respect of the assets of the Cheviot Estate Account which have been transferred to the Land for Settlements Account, and, moreover, the Cheviot Estate has been charged interest on the value of such assets other than cash. As a result the accounts do not disclose the true amount of revenue earned by the Cheviot Estate and the Land for Settlements Account respectively.

The following comments are appended: (1) Loan liability includes £217,740, which is also included in the amount of £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. (2) The Te Wera Farm Account has not been credited with the exchange premium earned on the proceeds of farm produce sold in London.—G. F. C. CAMPBELL, Controller and Auditor-General.

