

SESSION II.  
1912.  
NEW ZEALAND.

# THE LAND FOR SETTLEMENTS ACT, 1908

(REPORT ON).

*Presented to both Houses of the General Assembly in compliance with Section 85 of the Land for Settlements Act, 1908.*

The LAND PURCHASE INSPECTOR to the Hon. W. F. MASSEY, Minister of Lands.

Wellington, 20th July, 1912.

SIR,—

*Land for Settlements.*

I have the honour to submit the report of the Department for the year ending the 31st March, 1912.

The number of properties considered during the year was 109, containing 313,452 acres. This is an increase of twenty-eight in number, but a less area by 37,256 acres.

As will be seen, Canterbury again furnished the largest number, mostly agricultural farms of 1,000 to 2,000 acres in extent.

The invariable reason given by the owners for seeking to dispose of their properties is the ever-increasing difficulty of obtaining adequate labour. While there is a paucity of applicants for agricultural lands, the reverse is the case for grazing. As an instance, for the Four Peaks Settlement, of an area of 12,692 acres, subdivided into eight sections, there were 393 applicants, while for the Timaunga Settlement, of 5,957 acres, mostly agricultural land of good quality, there were only thirty. Both are in South Canterbury, and were offered on the same day.

The area purchased and taken possession of during the year is 44,447 acres freehold, together with the goodwill of 55,300 acres of Crown leaseholds. In addition, nine properties, containing 10,690 acres, have been purchased, and are now being surveyed. These were all secured at reasonable prices, considering the high values placed upon the bulk of the lands offered and the prices ruling generally. The actual expenditure was £381,483, making a total up to the 31st March of £5,948,071 for 1,296,942 acres.

The hardening of the money-market will undoubtedly have a steadying effect upon the undue inflation of values, and will in all probability considerably curtail the operations of speculators.

The following table shows the position of the Land for Settlements Account for the year:—

<i>Dr.</i>	£	s.	d.	<i>Cr.</i>	£	s.	d.
Cash and instalments, 31st March, 1911	53,397	14	8	Purchase-money .. ..	381,483	0	11
New Zealand State-guaranteed Advances Office, in terms of section 5 of the New Zealand State-guaranteed Advances Act, 1909 .. ..	407,500	0	0	Charges and expenses—	£	s.	d.
Debentures matured and redeemed ..	412,415	0	0	On debentures .. ..	119	10	2
Receipts under Land Act, section 177 ..	11,536	18	9	Expenses in connection with estates purchased ..	16,285	18	2
Receipts under Land Act, section 191 ..	249	1	8	Other expenses .. ..	7,734	18	2
Rents .. ..	281,695	19	7		24,140	6	6
Credits .. ..	380	16	11	Debentures redeemed and matured ..	409,215	0	0
Recoveries .. ..	6	0	0	Interest .. ..	223,149	3	7
				Sinking fund .. ..	63,154	7	7
				Balance .. ..	66,039	13	0
	£1,167,181	11	7		£1,167,181	11	7

## *Land Settlement Finance Act.*

The total number of associations incorporated up to the 31st March is twenty-four, with an area of 23,696 acres, valued at £276,195, and a membership of 152. Notwithstanding the difficulties to be met with in starting new settlements, it is pleasing to be able to state that in only one or two instances has an extension of time been asked to meet payments.

Besides the associations already incorporated, seven others have been approved, while several more are under consideration. A number have had for various reasons to be declined.

The preliminary requirements of the Act are still a source of annoyance and delay, and, should an opportunity occur, several very necessary amendments will be suggested. The general opinion is that the principle of the Act is a good one, but that the machinery is defective. In any case the results so far quite justify the experiment.

Appended are explanatory tables.

The Hon. W. F. Massey, Minister of Lands.

I have, &c.,

JOHN D. RITCHIE

TABLE A.—SUMMARY OF ALL LANDS CONSIDERED BY THE GOVERNMENT UNDER THE LAND FOR SETTLEMENTS ACT, 1908, FROM 1ST APRIL, 1911, TO 31ST MARCH, 1912.

Land District.				Number.	Area of Estates considered.
					Acres.
Auckland	...	...	...	5	108,974
Hawke's Bay	...	...	...	5	31,527
Taranaki	...	...	...	2	1,388
Wellington	...	...	...	6	14,484
Marlborough	...	...	...	3	1,347
Nelson	...	...	...	...	...
Westland	...	...	...	1	215
Canterbury	...	...	...	67	123,008
Otago	...	...	...	11	14,593
Southland	...	...	...	9	17,916
Totals				109	313,452

TABLE B.—SUMMARY OF ESTATES ACQUIRED UP TO 31ST MARCH, 1912.

Land District.				Number.	Area.	Purchase-money.	Incidental Expenses, Improvements, Roads, &c.
					Acres.	£	£
Auckland	..	..	..	28	279,198	455,675	86,970
Hawke's Bay	..	..	..	26	193,415	1,205,762	93,562
Taranaki	..	..	..	4	4,609	79,363	6,109
Wellington	..	..	..	26	60,824	473,999	65,763
Marlborough	..	..	..	9	116,364	355,017	47,216
Nelson	..	..	..	2	24,347	29,975	2,983
Westland	..	..	..	2	5,125	8,343	2,915
Canterbury	..	..	..	84	339,958	2,081,275	86,014
Otago	..	..	..	35	216,180	1,045,275	91,949
Southland	..	..	..	7	56,922	213,387	20,651
Totals				223	1,296,942	5,948,071	504,132

TABLE C.—THE LAND FOR SETTLEMENTS ACCOUNT AT 31ST MARCH, 1912, STANDS AS UNDER:—

Dr.				£	Cr.				£
Loans current	..	..	..	6,321,612	Purchase-money	..	..	..	5,948,071
Rents, &c., received	..	..	..	2,517,685	Incidental expenses	..	..	..	537,876
Receipts under Land Act, section 191	..	..	..	6,240	Interest..	..	..	..	1,996,437
Receipts under Land Act, section 177	..	..	..	46,492	Sinking fund	..	..	..	343,605
					Balance	..	..	..	66,040
				<u>£8,892,029</u>					<u>£8,892,029</u>

TABLE D.—ESTATES ACQUIRED SINCE 31ST MARCH, 1912.

Name.			Locality.	Area.	Price.	Possession.
				Acres.	£	
Sherenden	...	...	Near Hastings, Hawke's Bay	8,300	62,250	March, 1913.
Tunanui	...	...	Near Hastings, Hawke's Bay	2,000	15,000	" "
Mount Nessoning	...	...	Albury, Canterbury	5,985	43,000*	" "
Ashwick Flat	...	...	Near Fairlie	5,600	30,800*	" "

\* Including leasehold.

# LAND FOR SETTLEMENTS.

TABLE E.—RETURN OF LANDS PURCHASED FROM 1ST APRIL, 1911, TO 31ST MARCH, 1912.

Name of Owner.	Name of Estate.	Locality.	Price per Acre.	Mode of Acquisition.	Name of Settlement.	Area taken Possession of during Year, and Amount paid.		Area approximately taken yet taken Possession of.
						Area.	Paid for Land, &c.	
Sowerby, R., and Eha and Hori Tupaea	..	HAWKE'S BAY. Hastings ..	£ s. d. ..	By agreement	Mahora ..	Acres. ..	£ 88*	Acres. ..
Morland, T. ..	..	CANTERBURY. Near Rakaia ..	16 0 0	"	Avenel ..	1,749	27,986	..
Richards, E. ..	..	Waihao Downs ..	19 2 6	"	Douglas ..	3,805	63,203	..
Holland, F. ..	..	Greta Peaks ..	11 5 0	"	Scargill ..	1,694	19,064	..
Murray, G. ..	..	MacKenzie country	1 5 0	"	Glentanner ..	1,825	2,281	..
Sherwood Downs Company (Limited)	..	Near Fairlie ..	1 10 0	"	Sherwood Downs ..	11,822	70,000†	..
Hamilton, G. J. ..	..	"	..	"	"	20	30	..
L. Walker's trustees ..	..	Four Peaks District	(9 0 0)	"	Four Peaks ..	2,803	17,822*	..
Leadley, G. W. ..	..	Wakanui ..	3 0 0	"	Valverde ..	2,307	14,000†	..
Aitken, J. ..	..	Near Winchester ..	22 15 0	"	Winchester ..	802	18,253	..
McKenzie, S. ..	..	Near Timaru ..	(14 10 0)	"	Timaunga ..	(2,850	41,330	..
McLennan, K. ..	..	"	7 10 0)	"	"	1,184	8,880	..
Sealey, T. ..	..	Makikihi ..	12 5 0	"	Bourndale ..	1,842	22,559	..
Lowe, William ..	..	Corwar S.D. ..	13 12 6	"	Avenel Extension ..	..	..	1,575
Wright, W. ..	..	Kirwee ..	13 10 0	"	Aylesbury ..	..	..	1,300
Irwin, J. ..	..	Mitcham ..	16 0 0	"	Avenel Extension ..	..	..	1,002
Rosendale, H. F. ..	..	Near Timaru ..	14 0 0	"	Claremont ..	..	..	521
E. M. L. and E. O. Studholme ..	..	Waimate ..	13 0 0	"	Waimate ..	..	..	2,456
Scott, William ..	..	Otaio ..	16 2 6	"	Timaunga Extension	..	..	1,676
Patterson, J. ..	..	"	12 15 0	"	"	..	..	1,089
Lavers, William ..	..	"	12 5 0	"	"	..	..	612
..	..	"	11 5 0	"	"	..	..	459
Shennan, Watson ..	..	OTAGO. Pomahaka ..	4 0 0	"	Conical Hills ..	32,203	305,408	10,690
Reid, J. B. ..	..	Near Oamaru ..	20 0 0	"	Elderslie No. 2 ..	10,542	42,167	..
Turnbull, R. M. ..	..	Cardrona S.D. ..	..	"	Spotitis Creek ..	1,671	38,420	..
..	..	..	..	"	..	81	400	..
..	..	..	..	"	..	12,244	75,987	..
..	..	..	..	"	..	44,447	381,483	10,690

\* For land for drainage. † Including goodwill of 45,000 acres leasehold and improvements thereon. \* Including goodwill of 10,300 acres leasehold and improvements thereon. † Balance paid after 31st March.

TABLE F.—LAND-SETTLEMENT FINANCE ASSOCIATIONS INCORPORATED UP TO 31ST MARCH, 1911.

Association.	Locality.	Name of Owner.	Area.	Purchase-money.	Number of Members.	Area of Allotments.
	AUCKLAND.		Acres.	£		Acres.
Eureka .. ..	Eureka .. ..	G. Howie .. ..	824	15,870	5	100, 188, 200, 185, 151.
Tainui .. ..	Matangi .. ..	W. Ranstead .. ..	466	6,520	5	112, 50, 50, 82, 172.
Komata South .. ..	Komata South .. ..	Hubbards and Hubbards's executors	658	9,990	5	176, 158, 89, 104, 131.
Hikutaia .. ..	Hikutaia .. ..	G. Alley .. ..	839	7,663	8	180, 180, 129, 110, 145, 95.
Melrose .. ..	Te Aroha .. ..	G. W. Mace .. ..	858	6,466	5	169, 169, 176, 176, 168.
Martha .. ..	Hinuera .. ..	McGuire and Miller	1,698	10,245	10	174, 172, 184, 184, 185, 198, 200, 100, 101, 200.
			5,343	56,754	38	
	HAWKE'S BAY.					
Korokipo .. ..	Korokipo .. ..	J. E. Lane .. ..	670	16,630	7	64, 102, 79, 162, 101, 112, 50.
	WELLINGTON.					
Nikau Grange .. ..	Ashhurst .. ..	Messrs. Fraser .. ..	672	18,830	6	130, 141, 145, 133, 123.
Moorfield .. ..	Kimbolton .. ..	E. H. Crabbe .. ..	807	16,948	5	150, 184, 191, 150, 132.
			1,479	35,778	11	
	CANTERBURY.					
Brookland .. ..	Winchester .. ..	R. Brookland .. ..	400	9,621	5	53, 68, 93, 65, 121.
Waitohi Downs .. ..	Temuka .. ..	D. Shaw, jun. .. ..	1,021	12,636	6	178, 197, 200, 223, 223.
			1,421	22,257	11	
			8,913	131,419	67	
Incorporated 1911-12 .. ..			14,783	144,776	85	
			23,696	276,195	152	

TABLE G.—LAND-SETTLEMENT FINANCE ASSOCIATIONS INCORPORATED FROM 1ST APRIL, 1911, TO 31ST MARCH, 1912.

Association.	Locality.	Name of Owner.	Area.	Purchase-money.	Number of Members.	Area of Allotment.
	AUCKLAND.		Acres.	£		
Glengariff .. ..	Ohaupo .. ..	Greenslade, Mrs. .. ..	1,088	15,237	9	152, 185, 130, 155, 156, 208, 102.
Dunlop .. ..	Kaipaki .. ..	Sturges, W. N. .. ..	450	5,967	5	110, 123, 63, 76, 78.
Waipa .. ..	Te Awamutu .. ..	McGovern, F. .. ..	678	11,186	5	100, 101, 138, 176, 163.
Mimosa Downs .. ..	Walton .. ..	Hutchinson, C. Q. .. ..	1,009	8,582	7	196, 130, 270, 170, 243.
Walton .. ..	" .. ..	Butler, R. .. ..	1,182	13,003	9	200, 200, 200, 205, 117, 138, 122.
Waitangi .. ..	Waiuku .. ..	Sinclair, W. F. .. ..	1,014	9,637	5	200, 200, 205, 205, 204.
Pukekawa .. ..	Pukekawa .. ..	Morrison, R. E. .. ..	690	4,840	6	150, 133, 150, 53, 204.
			6,111	68,452	46	
	CANTERBURY.					
Melville Downs .. ..	Fairlie .. ..	Black, William .. ..	1,023	12,280	5	197, 224, 198, 208, 196
Gleniffer .. ..	Beautiful Valley .. ..	Macaulay, A., and Mrs. Dick	852	10,277	5	160, 200, 164, 164, 164.
Wentnor .. ..	" .. ..	North, W. B. .. ..	1,113	12,248	5	207, 207, 206, 218, 275.
Chastleton .. ..	Pleasant Valley .. ..	Harris, E. .. ..	1,528	10,885	5	279, 333, 335, 276, 305.
			4,516	45,690	20	
	SOUTHLAND.					
Merrivale No. 1 .. ..	Merrivale .. ..	Ellis, J. C. .. ..	2,276	16,560	11	305, 376, 293, 178, 250, 199, 169, 257, 249.
" No. 2 .. ..	" .. ..	" .. ..	1,880	14,074	8	184, 157, 297, 310, 275, 315, 342.
			4,156	30,634	19	
			14,783	144,776	85	

TABLE H.—LAND-SETTLEMENT FINANCE ASSOCIATIONS UNDER NEGOTIATION AT 31ST MARCH, 1912.

Association.	Members.	Date of Agreement.	Name and Address of Vendor.	Area.	Price.
<i>At 31st March, 1912.</i>					
<b>AUCKLAND.</b>				<b>Acres.</b>	<b>£</b>
Matatua .. ..	5	2/3/12	Misses Andrews, Orton .. ..	880	7,116
Moana Vale* .. ..	8	20/10/11	F. Paine, Rotoorangi .. ..	1,844	13,881
Woodside* .. ..	10	..	Goodwin Bros., Newstead .. ..	1,287	28,184
.. ..	..	..	C. Manuel, Hamilton .. ..	3,000	31,500
.. ..	..	..	J. Slater, Pukekawa .. ..	2,000	16,000
—* .. ..	7	..	Mapp Bros., Walton .. ..	762	3,382
				9,773	105,063
<b>HAWKE'S BAY.</b>					
Matamau* .. ..	11	..	Lloyd and Tansey, Matamau .. ..	1,467	26,406
<b>WELLINGTON.</b>					
Tawhera .. ..	6	..	G. Potts, Levin .. ..	589	11,415
Auchmore* .. ..	7	27/1/12	J. McGregor, Okoia .. ..	663	14,570
				1,252	25,985
<b>MARLBOROUGH.</b>					
Clifton Grove* .. ..	8	20/1/12	A. E. Heywood, Grovetown .. ..	327	15,557
Robin Hood Bay .. ..	6	15/4/12	H. J. Stace, Robin Hood Bay .. ..	900	6,300
				1,227	21,857
				13,719	179,311
<i>At 30th June, 1912.</i>					
<b>AUCKLAND.</b>					
Otterburn .. ..	7	..	Death Bros., Okoroire .. ..	1,389	18,057
.. ..	8	11/6/12	Meares Bros., Walton .. ..	992	15,975
<b>WELLINGTON.</b>					
Quiltower .. ..	6	22/5/12	Whiteman, E. H., Wanganui .. ..	328	12,855
Glencairn .. ..	12	..	Bruce, J., near Turakina .. ..	1,613	..
<b>CANTERBURY.</b>					
Owersby* .. ..	9	..	Dixon, R. A., Cattle Valley .. ..	2,619	21,607

\* Since approved.

TABLE I.—LAND-SETTLEMENT FINANCE ASSOCIATIONS DECLINED AT 31ST MARCH, 1912.

Association.	Members.	Date of Agreement.	Name and Address of Vendor.	Area.	Declined.
<b>AUCKLAND.</b>				<b>Acres.</b>	
Puketutu .. ..	5	7/12/12	Mrs. Tonge, Paeroa .. ..	670	13/2/12
Wingatui .. ..	10	17/10/11	Main, J. M. and R., Walton .. ..	1,539	16/10/11
Tatua .. ..	6	..	Milliken, W. H., Tatua .. ..	954	14/3/12
.. ..	..	..	Smith, Collinson, and Brewer, Maungatautari .. ..	2,950	20/3/12
.. ..	..	..	Eddow, Whareroa .. ..	3,150	20/3/12
.. ..	..	..	Mooney, D., Whatawhata .. ..	775	20/3/12
Morley .. ..	7	12/2/12	Patterson, T., Glen Murray .. ..	2,382	25/3/12
				12,420	
<b>TARANAKI.</b>					
Glenfern .. ..	..	..	Pitt Bros., Glenfern .. ..	2,022	28/7/11
<b>WELLINGTON.</b>					
Lockwood .. ..	15	..	Lockwood Company, Kairanga .. ..	2,997	24/11/12
Silverton .. ..	10	..	Cornfoot, H. C., Halcombe .. ..	1,121	23/1/12
.. ..	..	..	Shaw, G., Fitzherbert .. ..	518	28/10/12
Lovelock .. ..	6	..	Lovelock, W., Fitzherbert .. ..	609	24/11/11
				5,245	
				19,687	

Approximate Cost of Paper.—Preparation, not given; printing (1,500 copies), £6.

By Authority: JOHN MACKAY, Government Printer, Wellington.—1912.

Price 6d.]

