

1915.
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 AND CHAIRMAN OF THE BOARD OF LAND PURCHASE COMMISSIONERS
to the MINISTER OF LANDS.

SIR,—

20th July, 1915.

I have the honour to submit the report of the Department for the year ending the 31st March, 1915.

LAND FOR SETTLEMENTS.

The number of properties considered was 137, of an area of 365,198 acres, of which 50,211 acres were purchased at a cost of £356,687. With the exception of 1,693 acres not yet taken delivery of, the whole has been satisfactorily settled.

The demand for several of the blocks was extremely keen, and anything offered suitable for mixed farming, but more especially for **grazing**, is eagerly competed for.

Further purchases have lately been made totalling 13,963 acres, valued at £108,316, and negotiations are pending for other areas.

Notwithstanding the unsettled condition of affairs, a good many properties are changing hands at prices quite up to those ruling prior to the outbreak of war. While the present prices for our products are maintained there would appear sufficient warrant for the high values obtaining.

During the year the necessary notice has been served under section 64 of the Land Laws Amendment Act, 1913, upon three owners in respect to their properties, and subdivision is proceeding.

The total area purchased to the end of March, 1915, is 1,540,578 acres, at a cost of £7,293,300.

LAND SETTLEMENT FINANCE ACT.

There have been six associations formed during the year, with thirty-seven members and an area of 3,279 acres, valued at £62,553.

Several other proposals were under consideration, but for various reasons were not approved of.

The associations already formed, with very few exceptions, appear to be prospering. The mode of procedure for the formation of an association is very cumbersome, and in several instances has been the means of preventing suitable men taking advantage of the provisions of the Act. The present Act should be repealed and replaced by a simpler one with wider powers.

JOHN D. RITCHIE, Chairman.

TABLE A.—NUMBER OF PROPERTIES CONSIDERED DURING THE YEAR ENDING 31ST MARCH, 1915.

Land District.	Number.	Area of Estates offered.
		Acres.
Auckland	31	59,635
Hawke's Bay	14	107,177
Taranaki	2	6,296
Wellington	24	71,887
Marlborough	2	7,040
Nelson	1	560
Westland .....	...	...
Canterbury	30	56,576
Otago	22	36,700
Southland	11	19,327
Totals	137	365,198

TABLE B.—SUMMARY OF ESTATES ACQUIRED UP TO 31ST MARCH, 1915.

Land District.	Number.	Area.	Purchase-money.	Incidental Expenses, Improvements, Roads, &c.
		Acres.	£	£
Auckland	32	289,524	517,854	93,615
Hawke's Bay	35	232,071	1,443,314	105,181
Taranaki	5	5,356	90,196	7,755
Wellington	32	71,989	545,847	73,154
Marlborough	12	208,435	604,126	52,011
Nelson	3	27,292	34,375	4,622
Westland	2	5,125	8,343	2,923
Canterbury	106	392,703	2,605,375	105,738
Otago	43	228,485	1,122,452	99,152
Southland	12	79,598	321,418	25,865
Totals	282	1,540,578	7,293,300	570,016

TABLE C.—POSITION OF THE LAND FOR SETTLEMENTS ACCOUNT FOR THE YEAR ENDING 31ST MARCH, 1915.

Dr.	£	s.	d.	Cr.	£	s.	d.
Cash and instalments	64,297	6	11	Purchase-money	356,686	9	4
Debentures, &c., issued under the New Zealand Loans Act, 1908	136,078	4	0	Charges and expenses—			
Receipts under section 191, Land Act, 1908	1,567	8	2	In connection with			
Receipts under section 31, Land Laws Amendment Act, 1912				estates purchased	28,184	3	5
Rents	310,992	0	3	Other expenses	7,658	1	2
Sales of—							
Crown lands	167,119	0	0	Debentures redeemed and matured	35,842	4	7
Land-for-settlements lands	121,604	1	0	Interest paid to Consolidated Fund in respect of debentures issued	270,966	5	11
Workers' dwellings on settlement lands under section 16 of the Workers' Dwellings Act, 1910	3,576	17	10	Interest under section 90 of the New Zealand State-guaranteed Advances Act, 1909	16,250	0	0
Recoveries, &c.	1,834	6	10	Interest under sub-section (8) of section 191 of the Land Act, 1908	8	7	7
					287,224	13	6
				Advances under section 63 of the Land Laws Amendment Act, 1913	51,000	0	0
				Sinking fund	41,986	15	7
				Balance	34,079	2	0
	£807,069	5	0		£807,069	5	0

TABLE D.—POSITION OF THE LAND FOR SETTLEMENTS ACCOUNT AT 31ST MARCH, 1915.

Dr.	£	Cr.	£
Loans current	7,357,687	Purchase-money	7,293,300
Rents, &c., received	3,489,187	Incidental expenses	636,602
Sales of settlement lands	121,604	Interest	2,793,492
Receipts under Land Act, section 191	8,749	Sinking fund	501,309
Receipts under Land Act, section 177	59,700	Land Laws Amendment Act, section 63	85,171
Sale of Crown lands	302,783	Balance	34,079
Interest on investments	3,777		
Premium on loan	117		
Four-per-cent. stock created to cover expenses of raising loan	349		
	£11,343,953		£11,343,953

TABLE E.—RETURN OF LANDS PURCHASED FROM 1ST APRIL, 1914, TO 31ST MARCH, 1915.

Name of Owner.	Name of Estate.	Locality.	Price per acre.	Mode of Acquisition.	Name of Settlement.	Area taken Year and Amount paid.		Area approximately taken yet taken Possession of.
						Area.	Paid for Land, &c.	
Burch, H. W., W. H., and Eddowes, W. Otway, L. H., and C. C. Add £100 goodwill Education reserves, less £75 10s. interest advance pay- ment (Burch's); add £150 cost of survey and grassing (Otway's)	Aylesbury	ATCKLAND. Matakohe .. Waitoa ..	£ s. d. 6 15 0 9 0 0	By agreement .. " ..	Parahi .. Otway ..	Acres. 2,137 1,650	£ 14,425 14,853	Acres.
Carlyon, A. S. G. Less apportionment rates ..	Gwavas	HAWKE'S BAY. Tikokino ..	4 17 6 ..	By agreement .. " ..	Gwavas ..	5,874 ..	28,636 3	....
Falloon, W. . . Bartholomew, P. Less adjustment rates, and insurance (Falloon's)	Mikimiki	WELLINGTON. Near Masterton Levin ..	8 0 0 39 0 0 ..	By agreement .. " ..	Falloon .. Bartholomew ..	1,030 98	8,240 3,818	....
Carter's Trustees	Wither Run	MARLBOROUGH. Near Blenheim ..	5 15 0	By agreement ..	Wither ..	7,041	40,488	....
Rudd, W. G. Ensor, C. H. Teschemaker, T.	Lee's Valley	CANTERBURY. Lee's Valley .. " .. Otaio ..	5 6 0 4 15 0 7 10 0 12 13 6	By agreement .. " .. " ..	Lee's Valley .. " .. Otaio ..	2,344 2,621 810 2,782	12,423 12,450 6,076 35,256	........

TABLE E.—RETURN OF LANDS PURCHASED FROM 1ST APRIL, 1914, TO 31ST MARCH, 1915—continued.

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 not yet taken Possession of.
						Area.	Paid for Land, &c.	
Campbell, W. F.	Finlay Downs	CANTERBURY—continued.	£ s. d.	By agreement..	Finlay Downs	Acres.	£	Acres.
Copland, A.	Hillboro	St. Andrew's	9 15 0	"	Hilloro	2,108	20,558	..
"	Meadowbank	"	15 0 0	"	Copland	691	10,370	..
Townend's Trustees	Glenmark	Waipara	13 15 0	"	Glenmark	612	8,415	..
			10 0 0	"		11,431	114,310	..
Less roading Glenmark						23,399	219,858	..
						..	350	..
						..	219,508	..
Mundell, J.	Bellamy	OTAGO.	2 0 0	By agreement..	Bellamy	1,536	3,072	..
Brook, J.	"	Near Lawrence	3 10 0	"	"	2,078	7,271	..
Blathwayt, H. de V. and C. P. J.	"	Evans Flat	3 15 0	"	"	1,229	4,607	..
Buchanan, A.	"	Beaumont	"	"	"	95	565	..
Scott, J. R., G., and Bullock, G. B.	Riverside	Waitahuna	4 10 0	"	Waitahuna 1 and 2	4,044	9,454*	..
Fenwick, C. L. H.	Maraweka	Near Maheno	11 7 6	"	"	..	..	1,693
Add amount for goodwill of Crown leases and improvements (J. Mundell's)						8,982	24,969	..
						..	1,597	..
						..	26,566	..
						50,211	356,687	..

* Balance payable next year at termination of mortgage

TABLE F.—ESTATES ACQUIRED SINCE 31ST MARCH, 1915, OR PURCHASED BEFORE AND NOT DEALT WITH.

Name.	Estate.	Locality.	Area.	Price.	Possession.
			Acres.	£	
W. F. Sinclair	Gorton ..	Cambridge, Auckland ..	1,028	15,021	25 Aug., 1915.
H. J. Clifford	Paparamu ..	Tirau ..	1,067	10,670	1 Nov., 1915.
Bayley, G. P.	Otamauri ..	Hastings, Hawke's Bay	8,150	63,570	1 March, 1916.
Gillies, B.	Kowhatu ..	Waibao Forks, Canterbury	3,718	19,055	31 " 1916.
			13,963	108,316	

TABLE G.—LAND-SETTLEMENT FINANCE ASSOCIATIONS INCORPORATED UP TO 31ST MARCH, 1914.

Association.	Locality.	Name of Owner.	Area.	Purchase-money.	Number of Members.	Area of Allotment.
	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.
Hikutaiia	Hikutaiia ..	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.
Glengariff	Ohaupo ..	Greenslade, Mrs. ..	1,088	15,237	9	152, 185, 180, 155, 156, 208, 102.
Dunlop	Kaipaki ..	Sturges, W. N. ..	450	5,967	5	110, 123, 68, 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.
Moana Vale	Roto-o-rangi ..	Paine, F. ..	1,812	13,474	11	150, 150, 141, 190, 200, 300, 262, 420.
Lansdowne	Walton ..	Mapp, F. H. and W. ..	773	8,506	7	160, 159, 118, 124, 212.
Woodside	Matangi ..	Goodwin, E. G. W. and A. ..	1,294	24,583	11	170, 130, 153, 100, 78, 101, 195, 92, 83, 141, 51.
			15,333	171,769	113	
	HAWKE'S BAY.					
Korokipo	Korokipo ..	J. E. Lane ..	670	16,630	7	64, 102, 79, 162, 101, 112, 50.
Matamau	Matamau ..	Lloyd, T. H. G., and Tansey, M. ..	1,459	24,789	12	112, 114, 127, 114, 166, 181, 188, 141, 122, 194.
Blairgowrie	Near Dannevirke	Ross, R. B. ..	1,483	23,681	9	155, 153, 153, 149, 167, 167, 195, 176, 138.
			3,612	65,100	28	
	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.
Auchmore	Okoia ..	McGregor, J. ..	633	14,570	7	120, 101, 100, 115, 64, 55, 78.
Glencairn	Turakina ..	Bruce, J. ..	1,599	33,567	6	28, 25, 61, 105, 110.
Quilltown	Wanganui ..	Whiteman, E. H. ..	329	11,587	8	178, 52, 140, 75, 147, 143, 171.
Otauri	Hunterville ..	Simpson, R. K., A. G., and R. K. jun. ..	906	21,524	12	95, 135, 184, 199, 147, 169, 199, 186, 94, 95, 95.
			4,946	117,026	44	
	MARLBOROUGH.					
Clifton Grove	Lower Wairau ..	Haywood, A. E. ..	368	15,307	5	70, 65, 38, 41, 71, 83.
	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.
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.
Owersby	Fairlie ..	Dixon, R. A. ..	2,181	17,992	8	213, 248, 252, 256, 242, 284, 385, 301.
Kelman	Lowcliffe ..	Kelman, A. W., F. B., and J. A. ..	863	13,283	6	186, 115, 112, 100, 250, 100.
Trentham	Fairlie ..	Langridge, A. G., and Crampton, G. W. ..	1,631	15,498	7	260, 260, 217, 264, 226, 300, 104.
			10,612	114,720	52	
	OTAGO.					
Bruce	Kakanui ..	Bruce, G. ..	205	6,368	5	39, 40, 76, 25, 25.
	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	
			39,232	520,924	266	
Incorporated 1914-15 ..			3,279	62,553	37	
			42,511	583,477	303	

TABLE H.—LAND-SETTLEMENT FINANCE ASSOCIATIONS INCORPORATED FROM 1ST APRIL, 1914, TO 31ST MARCH, 1915.

Association.	Locality.	Name of Owner.	Area.	Purchase-money.	Number of Mem-bers.	Area of Allotment.
	AUCKLAND.		Aeres.	£		Aeres.
Paparamu ..	Near Tirau ..	Harris, Harry ..	865	10,338	6	175, 168, 169, 199, 153.
Clarkin ..	Komokorau Sur-vey District	Clarkin, John ..	623	15,000	7	77, 81, 100, 100, 95, 68, 100.
			1,488	25,338	13	
Lake Alice ..	WELLINGTON. Near Marton Junc-tion	Meyer, J. C., jun. ..	378	10,270	7	46, 60, 141, 65, 65.
Harihari ..	WESTLAND. Harihari ..	Rasmussen, T. V. . .	586	3,223	5	117, 117, 117, 117, 117.
Eiffelton ..	CANTERBURY. Lowcliff ..	Henderson, J. E. A. and M. L.	535	14,976	7	79, 66, 79, 79, 78, 77, 77.
Angland ..	Arowhenua ..	Quinn, D. . .	292	8,746	5	100, 48, 42, 54, 48.
			827	23,722	12	
Totals ..	..	..	3,279	62,553	37	

Approximate Cost of Paper.—Preparation, not given ; printing (950 copies), £6.