

## EXTRACTS FROM REPORTS OF COMMISSIONERS OF CROWN LANDS.

## NORTH AUCKLAND.

(R. P. GREVILLE, Commissioner of Crown Lands.)

Most of the settlements in this district include land which has been bought specially for soldier settlement. These are dealt with under that heading. No new settlements have been opened for general selection during the year. The old-established settlements of Bickerstaffe and Parahi continue to progress favourably. From time to time old settlers are giving place to new. This has the effect of introducing new blood and sometimes better farming methods, which proves beneficial to the settlement generally.

Efforts were made during the year to have the areas known as Carroll and Cadman Settlements, situated within the confines of Greater Auckland, thrown open for settlement. It was found, however, that, owing to the high cost of making the necessary roads, it would be well to defer the opening until a more opportune time. In the meantime there is a proposal to extend the city tramway system. This would greatly enhance the value of the land, and with the better access provided there will be a great demand for the sections when they are thrown open. Both blocks have been cut up into building sections, and are excellently situated.

The area known as the Prescott Settlement, situated near the Penrose Station, was subdivided with a view to establishing workmen's homes there. The proposal, however, was not gone on with, mainly owing to the rocky nature of the land. Prescott will probably be utilized for factory-sites, for which it is most eminently adapted. Already glass and implement works have been built there by two large firms.

On the Eccleston Settlement, situated near Otahuhu, there are still several sections available, which will be thrown open this year.

## AUCKLAND.

(H. M. SKERT, Commissioner of Crown Lands.)

The settlements recently established in this district have almost entirely been settled by discharged soldiers only, and are therefore dealt with in my separate report. The demand by soldiers, however, has now slackened to such an extent that I consider any sections remaining unallotted, or that may revert to the Crown by forfeiture or surrender, should be reoffered for general application.

The older settlements throughout the district are generally in a well-established and prosperous state, and have not been seriously affected by the recent adverse conditions. In a few cases, such as the Tautari Settlement, near Te Awamutu, and the Ohauti Settlement, near Tauranga, the lessees have not yet been able to fully develop their holdings, but there is no reason why they should not ultimately succeed.

At the present time there are in all 941 tenants occupying settlement lands to a total area of 126,802 acres, at a rental of £44,107 per annum, the receipts for the year having been £43,522. The number of tenants who have acquired the freehold of their sections is 600, the area being 117,164 acres, and the total price £254,163.

## HAWKE'S BAY.

(W. F. MARSH, Commissioner of Crown Lands.)

The only settlements opened for selection last year were Wharekaka and Glencoe, but both being for discharged soldiers they are specially referred to under the separate report on discharged-soldier settlement. Ordinary land for settlement requires little comment other than that the past year has been remarkable for the paucity of applications to transfer, or to purchase the freeholds, and the cessation from these is likely to continue.

## TARANAKI.

(H. P. LOWE, Commissioner of Crown Lands.)

The new settlements opened during the year are Katikara, Ngutu, and Piu, the total number of sections being twelve and the area 3,136 acres. Katikara is a dairying proposition, and indications point to its proving a success, as the estate was not bought at the flush of the market. Ngutu is being used for mixed farming, and the reports thereon show promise. Piu Settlement was opened to civilians as well as soldiers, but the slump in stock proved a detriment to selection. It is hoped that on the market becoming more stabilized this land may be sought after.

## WELLINGTON.

(G. H. M. MCCLURE, Commissioner of Crown Lands.)

In consequence of the sudden fall in the values of primary products which occurred towards the close of last financial year, no estates have been purchased either for settlement by discharged soldiers or for general application, and the only selections that have been made in addition to those under the Discharged Soldiers Settlement Act were in the Hawtrey, Normandale, and Wilford Settlements. In the latter settlement a new scheme of subdivision has been adopted, and when the necessary street-construction works are completed by the Petone Borough Council allotments of an average area of a quarter of an acre will be available for disposal. It is anticipated that the street-