

SESSION II.
1923.
NEW ZEALAND.

LAND FOR SETTLEMENTS ACT, 1908

(REPORT ON THE).

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

The LAND PURCHASE CONTROLLER to the MINISTER OF LANDS.

SIR,—

Wellington, 3rd August, 1923.

I have the honour to submit the report of the Department for the year ended the 31st March, 1923.

During the period practically no purchases have been made. There were, however, twenty-eight properties, of an area of 49,535 acres, offered, besides a few others direct to the local Land Purchase Boards.

There is a fair area of land changing hands at prices which, so far, do not show any great reduction for the better lands upon those ruling during the war. No doubt the high prices for our products have had a steadying effect. The whole question of soldier settlements is now being dealt with and there are many points from which this must be looked at before any satisfactory decision can be arrived at.

Clifton Settlement.

The operations on this property were commenced in January of last year, and since then over 1,200 acres have been ploughed, cultivated, and cropped with quite satisfactory results. The work, however, was greatly interfered with owing to the continuous bad weather. The property had been lying unoccupied for some considerable time, and what had been cultivated was left without being sown down. It was nearly all covered with a thick covering of agrostis and other poor grasses, and to get rid of these, digger-ploughs had to be used to bury the roughage. The deep ploughing has proved the excellent quality of the soil, there being little or no sign of clay.

A paddock of thirty-year-old lea, with a lot of gorse growing all over, was ploughed with a furrow 10 in. by 20 in. with the swamp-plough. It is now in Western Wolths grass, and is an excellent sward considering. It is proposed to cut it for seed this season.

The property has so far been dealt with as follows :—

- 49 acres fallow sown with turnips in February, 1922 (quite a fair crop); later with barley and permanent grass (very good crop).
- 151½ acres old lea in rape and ryegrass. Rape and grass eaten off with 1,220 lambs, and the ryegrass will be cut later on for seed.
- 22 acres rye.
- 122 acres oats, autumn-sown, for chaff. Fair crop. Weather too wet and cold.
- 92 acres oats and rye. Feeding down.
- 248 acres turnips. Large proportion ridged, which have done well. Part not ridged not nearly so good.
- 79 acres after turnips (badly poached by cattle when eating off) sown with Crown oats and permanent grass. Excellent crop of both. Oats being sold for seed.
- 54 acres fallow sown in permanent grass. Limed. Very good results.
- 122 acres Western Wolths. Will be cut later for seed. This is the paddock referred to above.
- 120 acres old lea. Limed, sown with turnips and ryegrass for seed. Will be cut later on for seed.
- 105 acres oats and a few acres rye.

The autumn-sown oats did not do well, the long wet spell being against the growth. The Crown oats sown in spring were a really fine crop, and this oat appears very suitable to the district. A large area will be sown in the spring. Barley also proved a good average crop, and is very suitable for sowing with grass. It is intended to cut a large area of ryegrass and Western Wolths for seed. The turnips will be fed off by 4,000 young ewes from Teviot and station ewes.

Contracts for the ploughing and cultivation have been let for a further large area. This is considered the best part of the property. It is also proposed to drain-plough and lime several paddocks. It is anticipated the drain-ploughing will show remarkable results.

The sheep purchased in March, 1922, proved a profitable venture, the wool having gone a long way towards paying the cost. This incoming year the ewes should do much better, as there will be a good supply of new grass ready at lambing. A good breadth of rape will also be sown.

The lambing was not so good as expected, but considering the rough rank feed the sheep had it was fair. A couple of hundred lambs were purchased for fattening. Close upon one thousand lambs have been sold for freezing at 9d. per pound all grades; the wethers at 7d. per pound (no commission).

The cattle have also done remarkably well. Fifty bullocks are being fattened, and should later fetch a good price. It is proposed to transfer seventy Hereford heifers in calf to Teviot.

Owing to the resurvey and roading of the property what was left of the original fences was of little value, besides interfering with the working of the various blocks. It was therefore necessary to erect a considerable length of new fencing before the stock could be handled. The new fences will come in for the settlers. Many of the boundary-fences have also been repaired. The purchase of the plantations has provided plenty of good macrocarpa for posts and strainers, and the insignis has been utilized for buildings at a cost of 11s. to 12s. per 100 ft. superficial. The macrocarpa has also been cut up for battens and gates. There were over fourteen hundred macrocarpa trees in the plantation nearly thirty years old, grown fairly close, so they are straight and free of branches—a great asset to any farmer. A sawmiller contracted to cut the timber. Several homestead buildings on the different farmlets have been erected, which will be useful later on for the settlers, besides providing the necessary accommodation for the contractors. The old buildings were also out of repair. The water-supply, owing to the closer subdivision of the land, required attention.

The first-furrow land should not be cultivated deeply for at least three years, when the roughage should then be well rotted.

It is gratifying to be able to say that the heavy expenditure entailed in bringing the land into profit will be largely recouped out of the first season's returns.

Teviot.

The season was harsh and cold during the spring, consequently the lambing was not up to the average. The shearing was also much delayed, and the wool was not in the best condition. The prices, however, received for the clip averaged, with the exception of the locks and crutchings, 22d. per pound in Dunedin, which is a wonderful result.

The number of sheep shorn (Corriedales) was 28,015; the weight of wool 229,372 lb. net, or an average of over 8 lb. per sheep; and the total value £18,793. The area now occupied is less by several thousand acres. The surplus sheep sold exceedingly well and realized over £8,000. About two thousand surplus two-tooth ewes were not disposed of owing to a temporary slump. They will be wintered on turnips at Clifton, and should next season give a heavy fleece and realize a big price for breeding. The whole flock is of a very high order. Two stud rams were purchased from the New Zealand and Australian Land Company, Moeraki, for use in the stud this season. The same blood has been used for many years.

The rabbits are well reduced, and with care should not be difficult to keep in check. The Pannett Block still continues clear, and one man is continually kept to attend to the fences and pick up any odd rabbit. Hares are becoming rather too plentiful. The rabbit-fences have been overhauled and several removed to new boundary and road lines. The property generally is now in good working-order.

It is proposed to offer the Phantom Block, of 3,000 to 4,000 acres, and another block on the Teviot River, for selection at an early date.

Mount Pisa.

A backward season was also experienced here, and it was late before the shearing was completed. In consequence the sheep were much too late before they were returned to the high or summer country. The first muster was much interfered with by fog, and many sheep were missed. The second muster, however, brought in several thousands. The sheep purchased last season in the Mackenzie country did not do so well as expected. Many were troubled with wool-blindness, and, although eye-clipped in the early spring, it was later most difficult to get them in. In January 2,000 four-tooth Corriedale wethers were transferred from Teviot. The number of sheep shorn was 15,719, and the weight of wool 131,307 lb., which realized £9,334 19s. 4d. in Dunedin.

The lambing was poor, and is hardly sufficient in any year to provide for deaths and killing.

The rabbits were energetically dealt with last winter, and good autumn work was done. Most of the burrows on the flat were broken up and filled in, with a corresponding decrease of the pest. The steps to be taken this winter should have a marked effect upon their numbers.

After some experience of the country, it is not, in my opinion, suitable for small holdings, but should be leased in good-sized blocks to men with experience and capital. The area of low country is not nearly sufficient to enable the best use to be made of the high or summer country. Another difficulty is that the sheep cannot be got out early enough or kept long enough. More subdivisions are also badly required on the summer country. Near the homestead there are considerable areas suitable for irrigation, but there is no water available. Water rights from creeks near the homestead granted many years ago for mining towards the Cromwell end were transferred for irrigation purposes. The Crown lands near the homestead are thus deprived of the water which justly belongs to the Crown areas. The holders of these rights do not derive anything like the full benefit of the water, as there is a tremendous loss going on, owing to the distance it has to run, evaporation, and seepage; in fact, in dry seasons the quantity reaching the farms is very often of little or no use for irrigation. There are several thousands of acres near the homestead lying absolutely useless, which with water could be made most valuable for lucerne-growing.

It is proposed to offer the bulk of the country for selection at an early date.

Appended will be found the usual tables.

JOHN D. RITCHIE,
Land Purchase Controller.

TABLE A.--NUMBER OF PROPERTIES CONSIDERED DURING THE YEAR ENDED 31ST MARCH, 1923.*

Land District.	Number.	Area of Estates offered.
		Acres.
Auckland	8	18,879
Hawke's Bay	2	10,250
Taranaki	3	292
Wellington	7	6,319
Marlborough	1	1,085
Nelson .. .. .	..	..
Westland .. .. .	..	..
Canterbury	2	10,057
Otago	3	1,815
Southland	2	838
Totals	28	49,535

* In addition, areas have also been offered direct to the local Land Purchase Boards.

TABLE B.—SUMMARY OF ESTATES ACQUIRED UP TO 31ST MARCH, 1923.

Land District.	Number.	Area.	Purchase-money.
		Acres.	£
Auckland	92	385,329	1,481,837
Hawke's Bay	60	301,470	2,291,637
Taranaki	25	27,628	369,818
Wellington	143	157,335	2,226,840
Marlborough	20	223,277	734,665
Nelson	14	48,821	150,473
Westland	2	5,125	8,343
Canterbury	172	447,349	3,444,252
Otago	71	293,074	1,778,600
Southland	25	90,637	457,786
Totals	624	1,980,045	12,944,251

TABLE C.—STATEMENT OF THE MONEYS RECEIVED INTO AND PAID OUT OF THE LAND FOR SETTLEMENTS ACCOUNT FOR THE YEAR ENDED 31ST MARCH, 1923.

LAND FOR SETTLEMENTS ACCOUNT.													
<i>Receipts.</i>				£	s.	d.	<i>Payments.</i>				£	s.	d.
Balance at beginning of year ..	..			383,138	7	6	Purchase-money .. ..	..	..	..	2,371	6	8
Receipts under sec. 191, Land Act, 1908				1,333	11	0	Incidental expenses ..	..	..	..	24,671	7	10
Rents, &c. ..	..			340,455	18	1	Recoupment of interest and sinking fund						
Sales of—		£	s.	d.			under sec. 4, Finance Act, 1919 ..				393,014	9	0
Crown lands ..	..	72,159	3	4			Interest under subsec. (8), sec. 191, Land						
Land-for-settlement							Act, 1908				151	2	11
lands ..	..	75,477	11	7			Charges and expenses of raising loans						
							(redemptions)				130	0	0
							Amount transferred to Land for Settle-						
Interest on securities held by Investment							ments Account (Opening up Crown						
Account ..	..						Lands for Settlement Account) under						
Recoveries on account of settlements ..							sec. 63, Land Laws Amendment Act,						
							1913, and sec. 42, Appropriation Act,						
							1918				70,000	0	0
							Recompment of management charges of						
							bonds and consolidated stock ..				716	14	5
							Land-for-settlements expenses ..				402	18	1
							Transferred to Loans Redemption Ac-						
							count for redemption of securities ..				250,100	0	0
							Sinking fund				20,179	0	0
							Balance—			£	s.	d.	
							Cash in Public Account			91,172	19	1	
							Investments			29,350	0	0	
							Imprests outstanding in						
							the Dominion ..			74	1	6	
											120,597	0	7
											£882,333	19	6
											£882,333	19	6

LAND FOR SETTLEMENTS ACCOUNT (DISCHARGED SOLDIERS SETTLEMENT).

<i>Receipts.</i>			<i>Payments.</i>		
	£	s. d.		£	s. d.
Balance at beginning of year ..	10,903	7 7	Purchase-money ..	9,907	18 6
Debentures issued under New Zealand Loans Act, 1908 (Discharged Soldiers Settlement Loans Act, 1919) ..	164,000	0 0	Incidental expenses ..	46,107	19 0
Receipts from settlements—			Vote—Land for Settlement of Discharged Soldiers: Expenses ..	4,085	11 2
Rents ..	43,132	8 4	Recoupment of interest and sinking fund under sec. 4, Finance Act, 1919 ..	148,434	3 0
Sales ..	864	1 0	Balance—		
Recoveries on account of settlements ..	360	10 9	Cash in Public Account ..	8,207	17 11
			Imprests outstanding in the Dominion ..	2,516	18 1
				10,724	16 0
	£219,260	7 8		£219,260	7 8

NOTE.—The above figures do not show the position as regards Mount Pisa, Teviot, and Clifton. The expenditure was £40,640 9s. 9d., and the receipts £44,702 11s. 10d. The former includes the purchase of live and dead stock, and amounts expended upon permanent improvements.

LAND FOR SETTLEMENTS ACCOUNT (OPENING UP CROWN LANDS).

<i>Receipts.</i>			<i>Payments.</i>		
	£	s. d.		£	s. d.
Balance at beginning of year ..	42	9 9	Annual appropriation—Vote 80, Roads to open up lands for settlement ..	78,350	9 4
Revenue received under sec. 63, Land Laws Amendment Act, 1913 ..	18,427	7 8	Recoupment of interest under sec. 4, Finance Act, 1919 ..	7,980	19 4
Amount set aside from Land Settlements Account under sec. 63, Land Laws Amendment Act, 1913, and sec. 42, Appropriation Act, 1918 ..	70,000	0 0	Sinking fund ..	1,657	12 1
				9,638	11 5
			Balance—Cash in Public Account ..	480	16 8
	£88,469	17 5		£88,469	17 5

Examined and found correct.
G. F. C. CAMPBELL,
Controller and Auditor-General.

TABLE D.—RETURN OF LAND PURCHASED AND PAID FOR FROM 1ST APRIL, 1922, TO 31ST MARCH, 1923.

Name of Owner.	Estate.	Locality.	Price per Acre.	Mode of Acquisition.	Settlement.	Area.	Amount paid.
Telford, W. B. ..	Clifton ..	OTAGO. Waiwera S. ..	£ 30	By agreement	Clifton (additional)	Acres. 60	£ 1,795
Add additional charges to settlements for access, &c. :—							
Auckland—Reporoa ..						..	1
Whangape ..						..	350
Southland—Ardlussa ..						..	225
Total ..						..	2,371

TABLE E.—RETURN OF LAND PURCHASED AND PAID FOR FROM 1st APRIL, 1922, TO 31st MARCH, 1923, UNDER DISCHARGED SOLDIERS SETTLEMENT AMENDMENT ACT, 1917.

Name.	Locality.	Settlement.	Price per Acre.	Area.	Amount.	Number of Discharged Soldiers participating.
Spooner, M. ..	WELLINGTON. Hibitahi ..	Spooner ..	£ 13	Acres. 760	£ 9,88:	2
Add apportionment: Auckland—Orongo ..					25	
					9,908	

TABLE G.—LAND-SETTLEMENT FINANCE ASSOCIATIONS INCORPORATED UP TO 31ST MARCH, 1923.

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.
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.
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.
Moana Vale ..	Roto-o-rangi ..	Paine, F. ..	1,812	13,474	11	150, 150, 141, 190, 200, 300, 262, 420.
Lansdowne ..	Walton ..	Mapp Bros. ..	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.
Paparamu ..	Near Tirau ..	Harris, Harry ..	865	10,338	6	175, 168, 169, 199, 153.
Clarkin ..	Komokorau Survey District	Clarkin, John ..	623	15,000	7	77, 81, 100, 100, 95, 68, 100.
Hoururangi ..	Near Te Aroha ..	Edwards, C. B. ..	374	5,048	5	72, 71, 61, 62, 108.
Otaikarangi ..	Near Whangarei ..	Lewis, D. H. ..	1,545	10,596	6	230, 136, 254, 364, 230, 331.
			18,740	212,751	137	
	HAWKE'S BAY.					
Korokipo ..	Korokipo ..	J. E. Lane ..	670	16,630	7	64, 102, 79, 162, 101, 112, 50.
Matamau ..	Matamau ..	Lloyd and Tansey ..	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 ..	Okia ..	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.
Lake Alice ..	Near Marton Junction	Meyer, J. C., jun. ..	378	10,270	7	46, 60, 141, 65, 65.
			5,324	127,296	51	
	MARLBOROUGH.					
Clifton Grove ..	Lower Wairau ..	Haywood, A. E. ..	368	15,307	5	70, 65, 38, 41, 71, 83.
	WESTLAND.					
Harihari ..	Harihari ..	Rasmussen, T. V. ..	586	3,223	5	117, 117, 117, 117, 117.
	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 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 and Crampton ..	1,631	15,498	7	260, 260, 217, 264, 226, 300, 104.
Eiffelton ..	Lowcliffe ..	Henderson Bros. ..	535	14,976	7	79, 66, 79, 79, 78, 77.
Angland ..	Arowhenua ..	Quinn, D. ..	292	8,746	5	100, 48, 42, 54, 48.
			11,439	138,442	64	
	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	
			44,430	599,121	314	

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