

1926.  
NEW ZEALAND.

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# LAND FOR SETTLEMENTS ACT, 1925

(REPORT ON THE).

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*Presented to both Houses of the General Assembly in compliance with 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,—

Wellington, 2nd August, 1926.

I have the honour to submit the report of the Department for the year ended 31st March, 1926.

The extremely high prices ruling for wool, mutton, and lamb during 1924 and the early part of 1925 had the effect of hardening the values asked for pastoral lands, and consequently the sales of large properties, either to the Crown or privately, have been practically negligible during the financial year just closed. Although during that period the Board closely inspected several large properties, which at first glance appeared reasonable in price, careful calculations showed that the loading necessary for roading, fencing, and buildings would have raised the rental values to prospective settlers to such a high point that success could not be reasonably assured, and therefore purchase by the Crown could not be recommended.

Offers received during the present calendar year indicate that owners of large properties suitable for subdivision are now willing to offer them at a more reasonable figure, and since the close of the financial year three estates, totalling 14,252 acres, have been purchased; while negotiations in respect of two other properties, approximating 20,000 acres, have reached a stage that gives reasonable prospect of successful negotiation.

During the year, also, considerable areas of second- and third-class lands, mostly in localities difficult of access, have been placed under offer to the Crown, but the Board has not been able to recommend the purchase of such areas, for the reason that it is of the opinion that they are entirely unsuited for closer settlement—being only suitable for holding in comparatively large areas by those having capital available to work them. It is considered that in purely sheep-grazing land of low-grade fattening-capacity a minimum of from 1,000 to 1,500 acres is required to assure a reasonable living for a family, for the reason that with such land there is a strong tendency towards reversion to manuka and native grasses every few years. Although for many years such lands have been successfully farmed by capable men in areas of 2,500 acres and upwards, recent investigations under the discharged soldiers revaluation have gone to show that this type of land cannot be settled successfully in small areas unless it is in close proximity to good transportation facilities which will permit of the use of lime and other top-dressing mixtures at the lowest possible prices.

During the year there have been several applications for the formation of associations under the Land Settlement Finance Act, which undoubtedly offers facilities for the subdivision of improved properties. The legislation, however, is in need of amendment in several respects before it can be applied with any prospect of success, and pending action in that direction it is not proposed to form any new associations.

In conjunction with the Railway Department the purchase of 681 acres in the Hutt Valley has been completed at a total first cost of £180,741. The necessary roading, sewerage, &c., of the area is being pushed on as quickly as possible, and although these purchases hardly come under the heading of closer settlement, as the term is generally understood, it is confidently anticipated, in view of the demand existing for urban and suburban allotments, that the Department will shortly be reimbursed for its expenditure, leaving, it is hoped, a substantial surplus towards meeting the cost of railway-construction.

TEVIOT AND MOUNT PISA SETTLEMENTS.

As mentioned in last report, both Teviot and Mount Pisa were disposed of, and as the seasons were favourable the settlers had a satisfactory start. Wool was, however, much lower in price, as well as sheep.

CLIFTON SETTLEMENT.

This property has now all been brought into cultivation, and can be offered to settlers when convenient. The weather during the spring somewhat delayed the sowing of the crops, but later on was more favourable and there was an abundance of feed. The crops were secured in fairly good order. Following are the particulars of cropping, &c. :—

	Acre.		Acre.
Winter oats .. ..	204	Meadow fescue .. ..	4
Spring oats .. ..	203	Crested dogstail .. ..	4
Wheat .. ..	31	Cocksfoot .. ..	2
Barley .. ..	60	Timothy .. ..	1
Turnips .. ..	286	Temporary pasture .. ..	495
Western Wolths .. ..	30	Permanent pasture .. ..	1,633

The stock did well, and a number was sent to the South Otago Freezing-works and to Burnside. A number of Romney and Corriedale rams were sold, but the prices were not large.

Some 600 acres have been drain-ploughed with excellent results, and over 500 acres limed, mostly with carbonate of lime, also with good results. The manager, Mr. Reid, is very enthusiastic over the draining, and is satisfied that it is one of the greatest improvements that can be made, more especially to the class of land at Clifton. The results from lime are largely dependent upon the use of the drain-plough.

Appended are the usual tables.

JOHN D. RITCHIE.  
Land Purchase Controller.

TABLE A.—NUMBER OF PROPERTIES CONSIDERED DURING THE YEAR ENDED 31ST MARCH, 1926.\*

Land District.	Number.	Area of Estates offered.
		Acre.
Auckland .. ..	15	32,073
Hawke's Bay .. ..	10	32,985
Taranaki .. ..	..	..
Wellington .. ..	6	18,320
Marlborough .. ..	7	22,961
Nelson .. ..	1	4,065
Westland .. ..	..	..
Canterbury .. ..	7	8,223
Otago .. ..	3	4,683
Southland .. ..	..	..
Totals .. ..	49	123,310

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

TABLE B.—SUMMARY OF ESTATES ACQUIRED UP TO THE 31ST MARCH, 1926.

Land District.	Number.	Area.	Purchase-money.
		Acre.	£
Auckland .. ..	97	387,871	1,507,329
Hawke's Bay .. ..	61	301,498	2,292,083
Taranaki .. ..	25	27,628	369,818
Wellington .. ..	144	158,511	2,248,013
Marlborough .. ..	22	224,090	755,482
Nelson .. ..	14	48,821	150,473
Westland .. ..	2	5,125	8,343
Canterbury .. ..	172	447,349	3,444,252
Otago .. ..	73	293,188	1,779,317
Southland .. ..	25	90,637	457,786
Totals .. ..	635	1,984,718	13,012,896

TABLE C.—STATEMENT OF THE MONEYS RECEIVED INTO AND PAID OUT OF THE LAND FOR SETTLEMENTS ACCOUNT FOR THE YEAR ENDED 31ST MARCH, 1926.

<i>Land for Settlements Account.</i>							
<i>Receipts.</i>		£	s. d.	<i>Payments.</i>		£	s. d.
Balance at beginning of year ..	..	60,902	14 11	Purchase-money ..	..	68,869	14 4
Receipts under sec. 208, Land Act, 1924 ..	..	1,248	14 0	Incidental expenses ..	..	32,059	6 0
Rents, &c. ..	..	364,009	0 5	Land-for-settlement expenses ..	..	3,152	7 3
Sales of—	£ s. d.			Expenditure under sec. 20 (4), Discharged Soldiers Settlement Amendment Act, 1923 (payment to Discharged Soldiers Settlement Account in respect of amount added to capital value of land) ..	..	15,503	18 6
Crown lands ..	76,011 13 10			Interest under sec. 208 (8), Land Act, 1924: Recoupments of interest under Finance Act, 1919, sec. 4 ..	..	355,251	16 1
Settlement lands ..	83,244 3 11	159,255	17 9	Expenditure under sec. 20 (3) of Land Act, 1924 (payment in respect of land obtained for Government works, now deemed to be settlement land) ..	..	850	0 0
Interest on sales of—		25,081	5 10	Recoupments of management charges of consolidated stock ..	..	323	3 6
Crown lands ..	1,446 12 8			Land for Settlements Act, 1908, secs. 82, 42: Recoupment to Ordinary Revenue Account of amount charged thereto for reduction of funded debt ..	..	657	4 1
Settlement lands ..	23,634 13 2			Transfer to Loans Redemption Account for redemption of securities ..	..	22,575	0 0
Recoveries on account of settlements ..	187 10 3			Amount transferred to Land for Settlements Account (opening up Crown lands), sec. 63, Land Laws Amendment Act, 1913, and Appropriation Act, 1918, sec. 42 ..	..	10,000	0 0
Recoveries on account of expenses incidental to settlements ..	24,628 18 8			Charges and expenses of raising loans ..	..	25	13 10
Value of land taken over for workers' dwellings ..	3,195 0 0			Land Act, 1924, sec. 139: "Thirds" and "fourths" paid to local bodies' Deposit Accounts ..	..	218	0 9
Interest on securities held by Investment Account ..	4,088 4 0			Balance at end of year ..	£ s. d.		
Adjustment of entry, 1924–25 re charges and expenses of raising loans ..	56 15 1			Cash in Public Account ..	679 15 1		
				Imprests outstanding in the			
				Dominion ..	5,488 1 6		
				Investment Account ..	127,000 0 0		
						133,167	16 7
						£642,654	0 11
						£642,654	0 11

*Land for Settlements Account (Discharged Soldiers Settlement Account).*

<i>Receipts.</i>		£	s. d.	<i>Payments.</i>		£	s. d.
Balance at beginning of year ..	..	7,631	11 6	Incidental expenses ..	..	13,871	17 8
Receipts from settlements—	£ s. d.			Vote—Land for settlement of discharged soldiers' expenses ..	..	1,450	8 1
Rents ..	75,548 2 5			Expenditure under sec. 20 (4), Discharged Soldiers' Settlement Amendment Act, 1923, in respect of advances from Discharged Soldiers Settlement Account added to capital value of settlement land ..	..	6,408	9 9
Sales ..	4,305 12 4			Balance—	£ s. d.		
Interest on sales ..	547 11 0	80,401	5 9	Cash in Public Account ..	20,414 14 8		
Recoveries on account of settlements ..	4 0 0			Imprests outstanding ..	858 7 10		
Receipts incidental to settlements ..	4,279 10 2			Investment Account ..	50,000 0 0		
Interest on securities held by Investment Account ..	687 10 7					71,273	2 6
						£93,003	18 0
						£93,003	18 0

*Land for Settlements Account (Opening up Crown Lands).*

<i>Receipts.</i>		£	s. d.	<i>Payments.</i>		£	s. d.
Balance at beginning of year ..	..	4,182	12 9	Annual appropriation ..	..	17,193	10 10
Revenue received under sec. 63, Land Laws Amendment Act, 1913, and sec. 47, Land for Settlements Act, 1925 ..	..	17,746	10 6	Recoupment of interest under sec. 4, Finance Act, 1919..	..	8,145	19 4
Amount set aside from Land for Settlements Account under sec. 63, Land Laws Amendment Act, 1913, and Appropriation Act, 1918 ..	..	10,000	0 0	Balance—Cash in Public Account ..	..	6,602	11 0
Recoveries ..	..	12	17 11				
		£31,942	1 2			£31,942	1 2

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

TABLE D.—RETURN OF LAND PURCHASED AND PAID FOR FROM 1ST APRIL, 1925. TO 31ST MARCH, 1926.

Name of Owner.	Locality.	Price per Acre.	Mode of Acquisition.	Settlement.	Area.	Amount paid.
	<i>Auckland.</i>	£ s. d.			Acres.	£
Finlayson, J. A. ..	Mangapai Parish	..	By agreement	Finlayson ..	1,330	8,000
Ramsay, L. A. ..	Cambridge ..	7 0 0	..	Te Miro (add.) ..	53	372
					1,383	8,372
	<i>Wellington.</i>					
Buchanan, W. C. (Trustees of)	Wairarapa ..	18 0 0	..	Tupurupuru ..	1,176	21,173
	<i>Marlborough.</i>					
Andrew, S. ..	Kaikoura ..	29 0 0	..	Fernleigh (add.) ..	133	3,847
	<i>Otago.</i>					
Otago Presbyterian Church Board of Property	Leaning Rock S.D.	3 0 0	..	..	3	9
				Totals ..	2,695	£33,401

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