

1927.
NEW ZEALAND

DEPARTMENT OF LANDS AND SURVEY.
SETTLEMENT OF CROWN LANDS

(ANNUAL REPORT ON).

Presented to both Houses of the General Assembly by Command of His Excellency.

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Sir,—

Department of Lands and Survey, Wellington, 30th June, 1927.

I have the honour to submit herewith the annual report on the settlement of Crown lands for the year ended 31st March, 1927.

I have, &c.,

J. B. THOMPSON,

Under-Secretary.

The Hon. A. D. McLeod, Minister of Lands.

REPORT.

REVIEW OF PAST YEAR.

THE climatic conditions in most districts have, during the past year, been generally favourable for farming operations. Rainfall was not so evenly distributed throughout the seasons as could be desired, but, taken all round, the year was a productive one from most points of view.

The dairying industry has shown increased yields, which will, to some extent, compensate for lower prices. Large quantities of hay have been saved, although in some districts continuous wet weather spoilt the first crops. The rapid growth of grass, however, allowed satisfactory second cuts in many cases. Farming practice in the principal dairying districts is improving, and more attention is being given to top-dressing and the provision of winter feed. The raising of pigs on dairy farms seems to make but slow progress; but it will no doubt receive more attention in the future, when the advantages it offers under proper conditions receive more general recognition. Many dairy farms would also be improved by the running of a small number of sheep of good class.

The pastoral industry has had a very fair year, and the season's series of wool-sales can be considered satisfactory to the sheep-farmer. Good prices were obtained all round, and at times the bidding was extremely animated. Lambing percentages were good, and flocks have been well maintained. Prices for lamb and mutton have been steady and fairly satisfactory. The production of beef has shown a falling-off, and unfortunately there seems little doubt that the raising of beef-cattle is not as profitable as it should be. Any notable decrease in the numbers of beef-cattle is greatly to be deplored, as the proper management of so much of our pastoral country demands the carrying of a proper proportion of cattle.

Yields of wheat and oats have been generally good, and lower prices for cereals have been compensated to some extent by heavier yields. The prospects of the agricultural industry are, however, not particularly bright. It has to contend with heavy overhead expenses, and the steady decline in the use of oats presents a serious problem to the farmer.

Selections of Crown and settlement lands during the year totalled 456,590 acres. This subject is dealt with more fully at a later stage of this report. At the 31st March, some 36,292 tenants held under lease or license from the Crown, a total area of nearly 20,000,000 acres. Pastoral runs accounted for 9,620,000 acres, while approximately 1,816,000 acres were held under lease under the Land for Settlements Act by over 7,000 tenants.

The revenue has been fairly well maintained, and, although arrears have increased to some extent, the increase is not so much as might have been expected under prevailing financial conditions. These two subjects are discussed further under their appropriate headings.

With regard to settlement generally, it would appear that an increase of new settlement is not such a pressing matter as increased production from lands already occupied. Much land now in occupation is for various reasons not being farmed to the fullest extent, and a good deal of country is decreasing in carrying-capacity through inability to carry out necessary improvements. In many cases the areas held are proving too large for profitable occupation, and means will no doubt be provided in the near future, whereby subdivision may be encouraged. In other cases it is necessary to increase holdings that are on the small side, and so far as Crown tenants are concerned, the Department has already carried out a great deal of work in the direction of allotting additional areas to settlers who have shown they are capable of working larger farms to advantage.

Considerable progress has been made with the development of the Hutt Valley Settlement scheme, a special report on which will be found in Appendix IV. Practically all the sections so far offered have found purchasers, and the opportunity of acquiring desirable home-sites on reasonable terms in this locality appears to be fully appreciated by the general public. The new system of purchase on deferred payments spread over a period of $34\frac{1}{2}$ years has proved very popular.

LEGISLATION.

The following is a brief summary of the legislation passed in 1926 affecting the operations of this Department :—

Land Laws Amendment Act, 1926.—This Act introduced several new provisions of importance. The occupation-with-right-of-purchase system has been abolished, and in its place there has been established a new system of purchase on deferred payments by way of a license to occupy for a period of thirty-four and a half years, the payments thereunder being half-yearly instalments of purchase-money, with interest at the rate of $5\frac{1}{2}$ per cent. per annum. The optional tenures under Part III of the Land Act will in future be cash, purchase on deferred payments, and renewable lease. Licenses to occupy on deferred payments will be subject to conditions with respect to approval of transfers, residence, improvements, rebates of interest, &c. In the case of lands purchased at auction, under the new system there will be no special condition generally further than the prompt payment of instalments. All leases or licenses of Crown land which carry the right of purchase may be converted to the new system of deferred payments, and leases in perpetuity and renewable leases of settlement land may also be converted.

With regard to the national endowment, the new legislation provides that lands within the endowment may be offered for sale. An absolute right of acquiring the fee-simple of their holdings is conferred on certain Crown tenants holding leases of national-endowment land, but the freeholding of national-endowment small grazing runs is, with exceptions in certain cases, restricted to areas involving a price not exceeding £7,500.

The provisions of section 223 of the Land Act, 1924, which authorized borrowing and the making of advances for inferior lands, have been repealed, and new provisions with respect to residence, improvements, &c., provided. Regulations have been issued prescribing the mode of disposal and the conditions to be observed by licensees. No rent will be payable, and a freehold title can issue at any time, free of cost, after the completion of improvements to the value prescribed in respect of the period of six years after the date of selection. Not less than one-half of the total area of any section is to be laid down within six years in permanent cultivated grasses and clovers, and in addition substantial improvements of a permanent character to a total value of not less than £1 10s. per acre, are to be placed upon the land.

Hauraki Plains Act, 1926.—This Act is a consolidation and amendment of the law dealing with the settlement of the Hauraki Plains.

Hutt Valley Lands Settlement Amendment Act, 1926.—Contains special provisions for the disposal of land for industrial purposes, and certain machinery amendments to facilitate the working of the Act.

Peel Forest Act, 1926.—This Act sets aside the Peel Forest and certain adjoining land as the Peel Forest Park. Provision is made for the appointment of a Park Board, on which body appropriate powers of control and management are conferred.

Scenery Preservation Amendment Act, 1926.—Under this Act the Minister may authorize the taking or killing, as may be found necessary, of animals within scenic reserves, subject to certain stringent conditions. Power is conferred on local authorities to contribute towards the cost of acquisition of scenic reserves, and towards the improvement and maintenance of same.

Swamp Drainage Amendment Act, 1926.—Amends, where necessary, the Swamp Drainage Act, 1915, and confers additional powers for the carrying-out of the drainage-works.

Reserves and other Lands Disposal Act, 1926.—Contains thirty-six clauses dealing with Crown land, reserves, &c.

LANDS FOR SELECTION.

During the year 456,590 acres were selected under all tenures, the numbers of selections being 1,711, the average size of holdings being 266 acres. Except for exceptionally good dairying-country and open sheep-grazing land, the demand for Crown land continues to be restricted, although there is a good demand for first-class dairying and sheep country. An area of 152,454 acres of Crown, settlement, and endowment rural lands was opened for selection during the year, the total number of holdings being 475. No noteworthy blocks were subdivided and offered during the year, the bulk of the offerings being scattered forfeited sections throughout the Dominion.

There is at all times a large area of Crown land available for selection, although the remaining Crown lands are not at the present time so attractive as the average Crown lands offered in past years. At the present time there is a total area of about 519,579 acres of Crown, settlement, national-endowment, and other lands open for selection.

Two estates acquired under the Land for Settlements Act were offered during the year—viz., Te Wera Settlement, in the Gisborne District, and Tupurupuru Settlement, in the Wellington District. The former settlement, comprising 9,285 acres, subdivided into eleven sections in areas ranging from 510 to 1,400 acres, was opened in March last, and no applications were received, although the settlement comprised good healthy country suitable for the purpose for which it was acquired. Doubtless the dearth of applications resulted from the unsatisfactory pastoral conditions ruling at the time. Several inquiries have been made for sections in the settlement, but the Government has decided to stock the block and withhold the disposal of the sections until conditions are more favourable.

The Tupurupuru Settlement, purchased from the estate of the late Sir Walter Buchanan, was offered in three sections, and there was very keen competition for the sections, which were all disposed of.

Several groups of residential sections in the Hutt Valley Settlement were offered, and up to date practically all sections offered have been disposed of at satisfactory prices.

Blocks of typically poor pumice south of Auckland and clay lands north of Auckland are being prepared for disposal under the provisions of the Land Act regulating the disposal of inferior lands under the provisions of last year's legislation, and the result of the offering of these blocks will be awaited with considerable interest. No advances will be made to selectors of these sections, but the Act briefly provides for the issue of a license for a term of ten years, with restrictions on the size of sections that can be selected. No license can be transferred unless with permission, whilst the licensee is exempt from payment of general rates for a period of four years. Conditions of allotment provide that within six years the licensee shall have laid down in permanent cultivated grasses and clovers not less than half of the area, and have placed upon the land substantial improvements of a permanent character to a total value of not less than £1 10s. per acre. All areas brought under cultivation have to be maintained in good order, and no improvements can be effected until approved by the Land Board. Provided the licensee resides on the land, the improvements required are reduced by half. After six years, on completion of the prescribed improvements, a Crown grant is issued over the land.

REVALUATIONS.

During the year forty-one Crown leaseholds were revalued under section 216 of the Land Act, 1924. The capital values were reduced as a result from £48,164 to £26,552, and the annual rentals from £2,075 to £1,301. The total revaluations from the 11th November, 1913, to the 31st March last number 561, with a reduction in capital value from £1,287,599 to £1,009,499, and in annual rental from £58,328 to £45,859.

The revaluations of properties held by discharged soldiers is dealt with in the annual report under the Discharged Soldiers Settlement Act, 1915.

EDUCATIONAL ENDOWMENT.

Under the administration of the various Land Boards there is an area of approximately 819,000 acres of educational endowments leased to 4,035 tenants, who pay an annual rental of £127,130. There are a considerable number of these reserves situated in urban areas, and carrying a very large prospective value. Great attention is paid to the administration of these lands, and every care taken to ensure that adequate rentals are obtained.

FORFEITURES AND SURRENDERS.

In the case of Crown areas held under permanent tenures the following forfeitures and surrenders occurred during the year:—

	Number.	Area (Acres).	Annual Rental. £
Forfeitures	316	121,736	11,816
Surrenders	114	247,002	6,189
Totals	430	368,738	£18,005

The total forfeitures and surrenders represents 1·469 per cent. of the number of settlers holding permanent leases and licenses. The total area of 368,738 acres involved appears large, but it includes approximately 256,000 acres of pastoral-run country.

Forfeitures and surrenders of miscellaneous and temporary leases numbered 445, covering a total area of 72,696 acres.

RECEIPTS.

The receipts for the year from all sources (excluding, of course, Discharged Soldiers Settlement Account receipts) total £1,245,338, a decrease of £52,150 on last year's figures. The sum of £351,825 was derived from ordinary Crown lands, £555,538 from lands held under the Land for Settlements Act (including Hutt Valley and Cheviot Estate), £147,154 from the national endowment, and £125,368 from the education endowment.

Cash received on the conversion of leaseholds to freehold tenure has shown a decrease of approximately £30,000, although the actual number of purchasers is much the same.

The following table gives the relation of this freehold revenue to total receipts during the past five years:—

	Conversions to Freehold.	Amount yielded therefrom. £	Total Receipts. £
Year ending 31st March, 1923	249	57,809	1,208,422
„ 1924	373	104,076	1,329,074
„ 1925	341	98,344	1,272,724
„ 1926	305	107,148	1,297,488
„ 1927	304	76,570	1,245,338

Of the 304 conversions to freehold during the year, 240 were in the North Island districts.

POSTPONEMENTS.

Postponements of payment of rent were granted to 288 tenants during the year, involving the sum of £37,021. At the 31st March, £166,959 remained postponed on account of 1,123 tenants, as against £192,539 on account of 1,528 tenants at the 31st March, 1926.

ARREARS.

Rents in arrear at the 31st March amounted to £227,191, an increase of £5,043 on last year's figures. The year was a difficult one for many farmers, and although some districts have shown an improvement it has not been possible to effect an all-round reduction in rental arrears.

The following shows the position in regard to arrears of rent for the past five years —

	£
Year ending 31st March, 1923	358,225
„ 1924	544,448
„ 1925	301,659
„ 1926	222,148
„ 1927	227,191

REBATES.

For prompt payment of rent 15,714 Crown tenants were granted the usual rebate in terms of section 123 of the Land Act, 1924, and section 59 of the Land for Settlements Act, 1925. These rebates amounted to a total of £52,383.

NATIONAL ENDOWMENT.

Of the area in the national endowment, 6,731,289 acres were held under lease or license at the 31st March by 4,485 tenants, paying an annual rental of £138,040, while a very large area (partly however, covered by existing leases) had been set aside as provisional State forests. For further particulars *re* the national endowment see parliamentary paper C.—14.

LAND-DRAINAGE OPERATIONS.

During the year ended 31st March, 1927, some 1,165,291 cubic yards of spoil were excavated by floating and dry-land excavation. In addition, 47,115 yards of rock and 15,705 yards of stiff clay and rubble were excavated. Full particulars of the various activities of this Branch of the Department are given in Appendix III.

DETERIORATED LANDS.

Operations under the Deteriorated Lands Act, 1925, have continued vigorously, and the various District Committees have done excellent work. Up to the 31st March, 1927, some 1,539 applications were received under the Act. Reports to hand from the Revaluation Committees totalled 620, and 448 cases have been finally dealt with. In 316 cases reductions amounting to £107,184 have been made in capital values, and reductions totalling £5,837 were effected in annual rental and interest payable. Advances have been made to settlers in suitable cases, and liberal concessions granted by way of remissions of rent on condition that improvements are effected on the holdings concerned. The officers of the Department of Agriculture have afforded valuable assistance in advising settlers on various points, and every endeavour has been made to deal with the problem of these deteriorated areas in a thoroughly comprehensive manner. It has sometimes been possible to arrange for concessions on the part of private mortgagees; but in a great many cases the relief measures applicable under the provisions of the Act will be seriously retarded in their effect by the unwillingness of mortgagees to reduce their charges.

A demonstration farm of some 226 acres has been selected near Whangamomona, and suitable tenants installed. The farm contains sufficient deteriorated land for demonstration purposes, and will be farmed under the supervision of a Management Committee comprising the Commissioner of Crown Lands, the Instructor of Agriculture, Wanganui, and the District Valuer. Proper records will be kept, and days will be arranged on which visitors will be shown over the farm.

It is proposed also to provide a demonstration area or areas in the Auckland District, and inquiries are being made with a view to the selection of suitable properties.

ORAKEI GARDEN SUBURB, AUCKLAND.

It is intended shortly to advertise the first block of sections available for sale in the Orakei Garden Suburb. Probably monthly sales will be held, and an endeavour will be made to offer both high-class and medium-priced areas, in order to give all sections of the community an opportunity of acquiring residential sites. The first group to be offered will comprise about thirty-nine sections, ranging in area from 30 perches to 2 roods. These sections are very favourably situated, and when the railway has been opened and the waterfront road now under construction completed will be within ten minutes of Auckland City by train or motor. The views obtainable of Rangitoto, Waitemata Harbour, and the Hauraki Gulf are exceptionally fine, and the subdivisions, which have been laid out on modern town-planning principles, with ample reserves for the benefit of the public, are in every sense admirably adapted for residential purposes. Buyers will have the option of purchasing for cash or on deferred payments spread over a period of 34½ years.

Section 4 of the Land Laws Amendment Act, 1926, provides that, save in exceptional cases, lands disposed of on deferred payments as above may be declared by Order in Council as not capable of being transferred until improvements of such extent and of such character as may be prescribed have been effected thereon, or, on the event of failure to effect improvements, until not less than 25 per cent. of the price of such land has been received by the Crown. These provisions will probably be applied to the Orakei sections, in order to prevent speculation as far as possible; but the precise value of the improvements to be effected, or, alternatively, the amount to be paid before dealings are allowed, will require careful consideration.

LANDS RESERVED FOR VARIOUS PURPOSES.

Under the provisions of section 360 of the Land Act, 1924, and section 71 of the Land for Settlements Act, 1925, various areas of Crown and settlement land were permanently reserved during the year. The reservations made totalled sixty-four, covering an area of 2,781 acres. A summary of the work carried out under this heading is given below.

Purpose of Reserve.	Number of Reservations		Area.		
	made.		A.	R.	P.
Camping-grounds	1	1	2	21
Education endowments	1	11	1	22
Gravel and quarry	4	19	3	33
Government purposes	12	14	3	27
Municipal	1	0	2	39
Public hall and libraries	3	0	3	11
Recreation	17	125	0	16
River-protection	2	42	2	0
Roadmen's cottage sites	3	5	0	15
School-sites	14	51	2	35
Travelling stock	3	26	0	0
Water-supply and conservation	3	2,481	3	0
Totals	64	2,781	2	19

The above does not include areas that have been vested in the Crown as public reserves in town subdivisions pursuant to the provisions of section 16 of the Land Act, 1924.

EXPENDITURE.

Summary of Expenditure approved during the Year ended 31st March, 1927.

Name of Vote or Account.	Net Amount voted.	Gross Expenditure.	Recoveries.	Net Expenditure.
	£	£ s. d.	£ s. d.	£ s. d.
Vote, Lands and Survey (Subdivision I)	151,732	265,846 17 6	115,109 7 6	150,737 10 0
Vote, Lands and Survey (Subdivision II)	29,917	24,023 11 2	5,397 19 10	18,625 11 4
Total vote, Lands and Survey	181,649	289,870 8 8	120,507 7 4	169,363 1 4
Lands for Settlement Account (Vote, Lands for Settlement): Ex- penses	4,786	3,127 17 4	22 17 8	3,104 19 8
Lands for Settlement Account (Discharged Soldiers Settlement Account: Vote, Lands for Settlement of Discharged Soldiers): Expenses	5,408	2,658 1 1	..	2,658 1 1
Vote, Scenery Preservation Account	12,747	3,891 8 3	102 13 9	3,788 14 6
Discharged Soldiers Settlement Account: Vote, Expenses of Manage- ment	41,175	41,163 5 1	1 5 0	41,162 0 1
Totals	245,765	340,711 0 5	120,634 3 9	220,076 16 8
<i>Public Works Fund.</i>				
Vote, Roads to open up Lands for Settlement	41,500	13,968 19 7	1,254 15 7	12,714 4 0
Totals	41,500	13,968 19 7	1,254 15 7	12,714 4 0
<i>Other Accounts.</i>				
Deteriorated Lands Account .. .. .	..	7,005 16 1	..	7,005 16 1
Cheviot Estate Account .. .. .	..	847 19 10	..	847 19 10
Hauraki Plains Settlement Account—	..	..	..	..
Section 5, Hauraki Plains Amendment Act, 1922 .. .. .	..	6,690 8 2	28 10 7	6,661 17 7
Section 93, Reserves, &c., Act, 1916 .. .. .	..	50,082 4 8	6,977 3 10	43,105 0 10
Section 4, Finance Act, 1924 .. .. .	..	147 2 0	..	147 2 0
Hunters Soldiers' Assistance Trust Account .. .. .	..	32 14 2	..	32 14 2
Kauri-gum Industry Account—	..	..	..	..
Section 4, Kauri-gum Industry Amendment Act, 1914 .. .. .	..	3,186 2 0	192 16 5	2,993 5 7
Section 20, Finance Act, 1926 .. .. .	..	5,000 0 0	..	5,000 0 0
Lands for Settlements Account—	..	..	..	..
Interest under section 208 (8) Land Act, 1924 .. .. .	..	203 18 4	..	203 18 4
Section 13, Land Laws Amendment Act, 1926 .. .. .	..	22,000 0 0	..	22,000 0 0
Expenditure under section 83, Land Act, 1924 .. .. .	..	38 0 0	..	38 0 0
Expenditure under section 49, Land for Settlements Act, 1925 .. .. .	..	250 0 0	..	250 0 0
Expenditure under section 18 (b), Reserves, &c., Act, 1925 .. .. .	..	2,304 10 1	..	2,304 10 1
Expenditure under sections 105 and 16 (2), Land for Settlements Act, 1925 .. .. .	..	307 15 0	..	307 15 0
Expenditure under section 20 (3), Land Act, 1924 .. .. .	..	40 0 0	..	40 0 0
Expenditure under section 20, Discharged Soldiers Settlement Amendment Act, 1923 .. .. .	..	370 0 0	..	370 0 0
Expenses incidental to estates .. .. .	..	76,692 11 5	11,227 2 5	65,465 9 0
Acquirement of estates .. .. .	..	88,030 11 9	2,042 19 0	85,987 12 9
Discharged Soldiers Settlement Account—	..	..	..	..
Expenses incidental to estates .. .. .	..	7,532 18 9	895 17 8	6,637 1 1
Acquirement of estates .. .. .	..	600 0 0	112 19 9	487 0 3
Expenditure under section 20, Discharged Soldiers Settlement Amendment Act, 1923 .. .. .	..	54 0 0	..	54 0 0
Rangitaiki Land Drainage Account .. .. .	..	14,174 12 5	3,351 8 2	10,823 4 3
Native Land Settlement Account—	£ s. d.	..	..	..
Expenditure under section 417 (b) Native Land Act, 1909	14,788 17 1	..	..	..
Expenditure under section 417 (e), Native Land Act, 1909	17,985 9 8	..	..	..
Expenditure under section 21 (1), Land Act, 1924 .. .. .	..	32,774 6 9	160 11 3	32,613 15 6
Expenditure under section 83 (3), Land Act, 1924 .. .. .	..	3,155 11 11	..	3,155 11 11
Expenditure under section 49, Land for Settlements Act, 1925 .. .. .	..	11,438 5 11	..	11,438 5 11
Expenditure under section 49, Land for Settlements Act, 1925 .. .. .	..	1,103 12 0	..	1,103 12 0
Swamp Land Drainage Account—	..	..	..	..
Section 95, Reserves, &c., Act, 1916—	..	..	..	..
Kaitaia .. .. .	..	10,503 11 11	0 19 8	10,502 12 3
Waihi .. .. .	..	4,827 0 1	209 2 1	4,617 18 0
Poukawa .. .. .	..	392 14 9	..	392 14 9
Hikurangi .. .. .	..	23,260 8 2	..	23,260 8 2
General .. .. .	..	870 4 5	206 10 0	663 14 5
National Endowment Account .. .. .	..	7,626 3 4	..	7,626 3 4
National Endowment Trust Account: Expenditure under section 49, Land for Settlements Act, 1925 .. .. .	..	54 0 0	..	54 0 0
Special Acts of the Legislature .. .. .	..	1,252 9 9	..	1,252 9 9
Discharged Soldiers Settlement Account .. .. .	..	629,480 10 0	..	629,480 10 0
Refunds, deposits, &c. .. .. .	..	35,850 15 10	..	35,850 15 10
Unauthorized Expenditure Account .. .. .	..	355 6 0	186 6 0	169 0 0
Totals .. .. .	..	1,048,536 5 6	25,592 6 10	1,022,943 18 8
Grand totals .. .. .	..	1,403,216 5 6	147,481 6 2	1,255,734 19 4

STAFF EMPLOYMENT.

At the 1st April, 1926, there were on the staff of the Department 613 permanent and 78 temporary officers, a total of 691. Some 47 new appointments to the permanent staff were made during the year, and 5 officers were transferred from other Departments. On the other hand, 14 officers resigned, 3 officers died, 9 retired, and 7 were transferred to other Departments. The staff at the 31st March, 1927, numbered 632 permanent and 75 temporary officers.

DEPARTMENTAL CHANGES.

Retirements.

Mr. H. J. Lowe, Commissioner of Crown Lands and Chief Surveyor, North Auckland, retired from the Service as from the 31st March, 1927. He joined the Department as a Survey cadet in February, 1881, and during his long term of service, extending for over forty-six years, occupied many important positions with credit to himself and benefit to the Department. Prior to his appointment to North Auckland he had been Commissioner of Crown Lands and Chief Surveyor for Marlborough and Taranaki. He combined in a singular and happy degree a sound knowledge of land-settlement conditions and requirements with an enthusiastic regard for the protection, wherever possible, of the beauties of our native forest.

Other retirements during the year included those of Messrs. J. L. D. A. Irvine, J. G. Wilson, J. Y. Dixon, A. J. Morrison, F. J. Halse, G. W. Palmer, H. Stebbing, and E. O'Neill.

Transfers to other Departments.

These included the transfer of Mr. E. Peck to the Native Department, and that of Mr. A. F. Blackburn to the Valuation Department.

Senior Appointments and Promotions.

Officer appointed.	Previous Position.	Position to which appointed.	Date.
R. H. Bell ..	Clerk, Blenheim	Senior Clerk, Wellington ..	20/5/26
O. H. Burns ..	Clerk, Christchurch	Accountant, Dunedin	27/9/26
F. R. Burnley ..	Land Transfer Draughtsman, Auckland	Chief Draughtsman, North Auckland	1/1/27
A. W. Craig ..	Draughtsman, Auckland ..	Chief Draughtsman and Land Transfer Draughtsman, Nelson	1/9/26
F. R. Jamieson	Senior Clerk, Wellington ..	Accountant, Wellington ..	25/1/27
H. A. Joyce ..	Senior Clerk, North Auckland ..	Chief Clerk and Collector of Rates, Land Drainage Office	1/5/26
L. J. Poff ..	Surveyor, Auckland	Land Transfer Draughtsman, Auckland	..
H. R. Robinson ..	Accountant, North Auckland ..	Chief Clerk and Receiver of Land Revenue, Christchurch	28/1/27

REPORTS ON COGNATE SUBJECTS.

As in former years, separate reports are required to be laid before Parliament in connection with many of the operations carried out by the Department. They comprise:—

Surveys.—The report by the Surveyor-General on the work of the survey (or technical) branch of the Department is submitted in parliamentary paper C.-1A.

Swamp-drainage.—The report required by the Swamp Drainage Act, 1915, is contained in parliamentary paper C.-4.

Discharged Soldiers Settlement.—The annual report under the Discharged Soldiers Settlement Act, 1915, is furnished by the Department in parliamentary paper C.-9.

Scenery-preservation.—The statutory report containing details of reservations and statement of accounts appears in parliamentary paper C.-6.

Advances for Roading of Crown Lands.—The necessary report submitted in accordance with section 63 of the Land Laws Amendment Act, 1913, appears in parliamentary paper C.-7.

Drainage Operations in Hauraki Plains.—A report by the Chief Drainage Engineer on this subject appears in parliamentary paper C.-8.

Public Domains.—A brief summary of the year's operations is given in parliamentary paper C.-10.

Rangitaiki Land Drainage.—The annual report on the operations in the Rangitaiki Plains is given in parliamentary paper C.-11.

Kauri-gum Industry.—The annual report of the Kauri-gum Superintendent on the year's operations is given in parliamentary paper C.-12.

National Endowments.—The annual report required by section 11 of the Land Laws Amendment Act, 1920, appears in parliamentary paper C.-14.

APPENDICES.

APPENDIX I.—SETTLEMENT OF CROWN LANDS.

EXTRACTS FROM THE REPORTS OF THE COMMISSIONERS OF CROWN LANDS.

NORTH AUCKLAND.

(O. N. CAMPBELL, Commissioner of Crown Lands.)

Conditions and Progress of Settlement.—The season has been a splendid one from the farmers' point of view. The rains, though somewhat excessive, were fortunately accompanied by fairly warm weather, causing a wonderful growth of feed. The new season opened with good production from the start, but in the swamp lands, where paspalum predominates, the growth was late and there was a consequent shortage of feed in early spring, thus reducing the output of butterfat to a certain extent during the spring period. In December and January very wet mild weather prevailed, which, though causing a good growth of grass, made haymaking a risky undertaking, and a large percentage of the hay crop was a total loss. Later on in the season, however, as paspalum pastures came away, good crops of hay were obtained.

The output of dairy-produce in this district has been very satisfactory, and shows substantial increase over last season; but there is a general uncertainty about results. Conditions over which the dairy-farmer has no control have had a decidedly serious effect on the market, and the advance payments were very much below those of last season. Except in the case of old-established farmers, very few are in a sound financial position, and many are unable to meet their financial obligations.

Sheep and wool: The lambing season has been good, the percentage of lambs being above the average and the mortality low, but the market for fat sheep has not been very brisk. Prices for wool have been well maintained, and on account of the excellent season the clip has averaged fully 10 per cent. in weight above last year.

The pig industry is the least developed of our animal husbandry, although our climate is suited for raising pigs under field conditions.

Fruit crops have been fair, but prices locally are poor, and very little fruit will be suitable for export owing to the damage done by the unseasonable hail storms.

The poultry industry is not in a very flourishing condition, on account of the high cost of poultry-food.

The potato and onion crops have also experienced a serious drop in prices this season, being £3 10s. per ton for potatoes and £6 per ton for onions below last year.

Mixed farming is not generally carried on in this district, the farmers specializing in either dairying, wool, or stock-raising. The climate and farms generally are suitable for this class of farming, but it appears to have been neglected, probably on account of the labour question. With the exception of the Franklin County, where potatoes and onions are grown, agriculture is limited to forage crops for summer and winter feed.

Practically the same number of cows as last year has been milked, but as the result of herd-testing and systematic culling, the supply has been increased.

Owing to the fall in the price of phosphatic manures, the autumn requirements for top-dressing should be much more economical for the farmer than in previous years, and the whole district will benefit generally by increased production.

A new factory has been built for the Rodney Dairy Co. at Warkworth, while a new one is being built at Pukehuia by the Northern Wairoa Dairy Co. A new cement company at Whangarei Heads has lately been floated.

Land Board Work.—The Land Board held thirteen meetings, occupying twenty-seven days; the total number of items on the order paper amounted to 2,160, of which 1,309 were in connection with ordinary Crown lands, and the balance affected administration under the Discharged Soldiers Settlement Act.

Mr. Hector Aitkenhead, who was a member of the Board since the inception of the district, died in March, 1926, and his place was filled by the appointment of Mr. F. M. Waters, of Papatoetoe, Chairman of the Manukau County Council. The loss to the Board by the death of Mr. Aitkenhead was a severe one, as he was a practical farmer and had a thorough knowledge of the lands in this district.

Lands Offered and Selected.—During the year a total area of 20,280 acres was offered for sale or selection on ordinary permanent tenures, a total of 11,855 acres being taken up by 173 selectors. In addition, a further 69 selectors took up 12,917 acres of abandoned rural properties bought in by the Department under the Discharged Soldiers Settlement Act. The settlement of this latter class of property is receiving every attention, and is meeting with fair success.

The demand for small farmlets of good land, close to railway and school, still persists, but the supply is limited. However, a fair number of such areas, suitable for gardening, &c., was offered, a good proportion of the applicants being English new arrivals.

Several small building-lots near the city were put up for lease, mostly on E.R. tenure, and commanded keen competition.

Freeholds.—During the year 71 holdings, of an area of 4,972 acres, were freeholded, being mostly occupation-with-right-of-purchase selections the leases of which have expired.

Lands for Future Disposals.—Omaunu Block, Whangaroa County (2,000 acres): The question of road access is being investigated. It is probable that the cost of roading will be greater than the value of the land.

Tokawhero Block: As stated in last year's report, 2,033 acres have been thrown open for settlement, but no applications have yet been received. Prior to opening, many inquiries were made for this block, but presumably the general depression and lack of finance has held intending settlers back.

Kerikeri Block (6,700 acres): This land is to be offered as a small grazing-run, owing to difficulty of drainage. The matter of giving a practicable fencing-line is now receiving attention, and the opening should not be long delayed.

Riverhead Block (10,000 acres): An area of approximately 1,264 acres of this block is to be offered in the near future under section 223 of the Land Act, 1924. There will be ten sections, of from 100 to 130 acres.

Motutangi Block (5,000 acres): This area is being surveyed into suitable sections, and will be offered in the ensuing year.

Kapiro Block (17,500 acres): Experiments are to be carried out by the Department of Agriculture with a view to seeing if the land can be profitably worked in large areas, and the result of these tests will decide whether the whole area is to be opened. Persistent inquiries have been made for this block.

Kai Iwi Block (5,650 acres): It was proposed to open a portion of this area for settlement, but owing to its poorness the Land Board has decided to withdraw same for the present. 1,834 acres are to be incorporated in a scenic reserve, for which, with its beautiful small lakes, it is most suited.

Orakei Township: This block, which is to be a model garden suburb, is nearing readiness for opening. Thirty-nine sections will be offered shortly for building-lots, and keen interest is displayed in the sale.

Tangowahine Settlement (4,264 acres): Recently purchased from Messrs. Hawkins and Coleman. This block is situated between Tangowahine and Dargaville, and is to be offered for general application as soon as survey is completed and the roads constructed.

Carroll Settlement: The roading of a further portion of nineteen sections of this settlement has been completed, and several sections will be offered in a month or so.

Poroti Block (3,500 acres): Some thirty sections, of areas of 80 to 130 acres, are being opened under section 223 of the Land Act, 1924.

Gum Lands.—It is intended to open for selection during the ensuing year two blocks of gum land under section 223 of the Land Act, 1924. One block is situated about three miles from Kaukapakapa Railway-station, and will be subdivided into farms of 100 to 150 acres. Poroti, the other block, is situated in Purua Survey District.

The terms and conditions governing selections are formed with a view to ensure success in settling this class of country. Encouragement is being offered by granting title at the end of six years, subject to improvements being effected in accordance with regulations.

AUCKLAND.

(K. M. GRAHAM, Commissioner of Crown Lands.)

From the standpoint of production and output the year under review has, on the whole, been a satisfactory one for all classes of farming. Weather conditions, however, have, as usual, not always been favourable, as instanced by the excessively cold and wet spring, which retarded the growth of grass on the cold, low-lying, and poor lands, and also adversely affected the fattening of lambs in the early part of the season. However, all classes of stock wintered well, and as the result of an abundant rainfall throughout the summer months the climatic conditions generally may be said to have been, on the whole, very favourable to all classes of farming, and there is no danger of a shortage of feed for the remainder of the season.

Sheep-farming.—This branch of farming should show profitable returns on the year's turnover, for despite the delay and consequent loss experienced in shearing operations in some parts of the district, due to unfavourable weather, and a falling tendency at the commencement of the season in the price of fat lambs, the results of this year's operations may be considered quite satisfactory.

Dairy-farming.—From the viewpoint of production alone the year promises to be a "flush year" for the dairy-farmer, as a plentiful rainfall has stimulated the growth of pastures and provided an ample supply of summer feed. However, on many of the farms in the Waikato district, there were serious losses of hay, due to the continuous wet weather, and also as a result of spontaneous combustion in stacks—a loss which, however, has in many cases been somewhat offset by the satisfactory growth of pastures enabling a second cut of hay to be taken off the same paddocks. The prospect of low prices for butterfat is causing anxiety to all farmers and others interested in dairying, but it is safe to anticipate that the increased production due to the improvement of dairy herds and the abundance of feed throughout the milking season will go a long way towards compensating the industry for the lower average price which our dairy-produce may ultimately bring on the overseas markets.

Deteriorated Lands.—The possibilities of affording assistance to farmers on our so-called deteriorated lands are being investigated by the Special Revaluation Committee for this district as set up under the provisions of the Deteriorated Lands Act, 1925, and already a large number of cases have been dealt with, and assistance granted by way of remissions of rent and advances for the purchase of fencing-materials and manures. The Committee deserves special commendation for the vigorous and thorough manner in which it has continued without intermission the arduous work of inspection and investigation, often necessitating travelling long distances over rough roads in all kinds of weather, in order that applications for relief under the Act may be dealt with by the Department as expeditiously as possible.

The redemption and bringing back into pasture of much of our hill country which has in great part reverted to second growth and fern is still possible by further subdivisional fencing, judicious stocking, and top-dressing; but the proper handling of holdings on these lines is in many cases still being retarded by the encumbrance of excessively high mortgage charges on the land. Unless mortgagees are prepared to face the position and discharge or reduce these charges in proportion to the reduced interest-earning capacity of this class of country, little can be done by the Department under the provisions of the Act to stay the progress of deterioration by means of advances for fencing and manures, and the mortgage securities will in consequence continue to deteriorate with the land. Liberal concessions by way of remissions of rent over a period of years are being granted where warranted, and it is expected that the settlers concerned will make full use of the advantages which this form of relief offers them of further subdividing their holdings and improving pastures by top-dressing.

While there is still little demand for farms which have fallen back into the hands of the Department, there are indications that more interest is beginning to be taken in these farms as a class, and also in unimproved land. The Department is always prepared to accept any reasonable offer, and, if necessary, grant exemption from rent or interest during the early stages of reconditioning, in the case of any farm that has "gone back."

With the advent of cheaper manures there are farms of this class which are quite capable of being brought back into a profitable state by renewing or top-dressing of pastures, if taken up and handled by the right class of men in a proper manner.

Land Board.—During the year twelve meetings were held, occupying in all forty-two days, when a total of 1,994 cases were dealt with, comprising applications for land, transfers, applications for advances or relief under the Deteriorated Lands Act and the Discharged Soldiers Settlement Act, as well as the usual number of miscellaneous items.

Land Opened for Selection.—An area of 21,864 acres was opened for selection during the year. The number of selections on all tenures was 200, involving a total area of 27,000 acres.

Conversions to Freehold.—These comprised a total of seventy-four holdings, thirty-eight of which were sold for cash and the balance on deferred-payment tenure, the purchase price over the whole amounting to £20,250.

Revenue.—The ordinary revenue for the year amounted to £129,286, and that under the Discharged Soldiers Settlement Account to £164,454, showing increases over last year of £2,509 and £16,631 respectively, the gross revenue under both totalling £293,782, and showing an increase of £19,140.

GISBORNE.

(E. H. FARNIE, Commissioner of Crown Lands.)

General Conditions of Settlement.—The district is still feeling the effects of the drought last year. As far as dairying is concerned, on account of there being no feed in the winter-time the cows came into profit in low condition and the return was generally poor. Apart from this, however, the season has been more or less ideal from a dairying point of view, as there is still plenty of feed, and the returns will be prolonged for much longer than generally. Settlers are, as a rule, not milking quite so many cows as usual, on account of losses last year. The returns, however, have been higher this year, and by the time the season closes the majority of dairy-farmers will not be far behind their usual returns as far as quantity is concerned. It is to be noted, however, that the average advance being made is only 1s. 1d. per pound for butterfat, as against an average of 1s. 4d. per pound in the past few years.

As far as sheep-farmers are concerned, the season has generally been quite a good one. The great growth of grass early in the season, however, was bad for hoggets, and for no accountable reason the lambing percentage was below average. The lambs were doing well up to early in December, but the great growth of feed seemed to set them back in condition, and this resulted in a low percentage of fats being sent to the works. The prices for surplus stock have also been low. The general average of wool from the settlers in this district was about 10½d. per pound. Early prices were on the low side, but increases were noticeable at later sales.

Noxious Weeds.—Noxious weeds have been fairly well kept down, but the blackberry is still a serious menace in some parts of the district. The rabbit pest is luckily practically non-existent in this district.

Lands Opened for Selection.—Apart from the Te. Wera Settlement, very little land was offered for selection during the year. Several small lots were disposed of by public auction at satisfactory prices, but generally speaking there has been very little demand for land.

Arrears of Rent, &c.—The Board has continued its persistent pressure for the payment of rent, and the amount of arrears has again fallen off. The large amount of arrears on the holdings in the Opotiki County was to a great extent written off through the operation of the Deteriorated Lands Act. Very few postponements have been granted. Deferred-payment-license holders, on account of the low returns obtaining early in the year, availed themselves freely of the provisions of the Act allowing them to have their licenses extended or reconverted. The total amount of revenue received was £106,703, as against £110,164 last year.

Boardwork.—The Land Board held twelve meetings during the year, one-day meetings being the rule. I must again express appreciation of the earnest and capable manner in which the Board members applied themselves to their duty. Mr. A. G. Nolan, of Wairoa, was appointed to the Board in place of the late Mr. A. J. Cameron. Mr. Nolan has an intimate knowledge of the problems affecting the southern portion of the district, and his advice to the Board has been most valuable. The press has again extended its courtesy to the Board in the matter of full reports, and the cordial relationships between the office and the legal and mercantile firms continue to exist.

Deteriorated Lands.—During the year the Board dealt with the recommendations of the Special Revaluation Committee set up under the Deteriorated Lands Act. The reports gave the Board a great deal of anxious consideration. Very considerable reductions in capital values and rents were made by the Committee, and the Board also afforded relief by granting remissions of rent for periods up to five years, conditionally upon an amount equal to the amount remitted being spent on improvements annually. As the result of revaluation many of the settlers are considerably in credit with regard to their rental payments. At the end of the period of remission the Board should be in a position to judge whether the settlers concerned have any real chance of making good or not. Only a few applications remain to be dealt with.

Lands Remaining Open for Selection.—The lands which should be opened for selection during the ensuing year include the following blocks: Tuparoa consolidation (6,000 acres); Poroporo (4,380 acres); Crown land, Block XXI, Mangahopai (4,780 acres). About half this country is in heavy bush, some of it being about the best bush land left in this district. The total area to be opened next year is approximately 19,000 acres.

Amongst the blocks that will be available for disposal subsequent to 1928 are Tangihanga (3,000 acres) and Tahora (16,600 acres).

There is a large area of unoccupied Crown land in the Opotiki district, but the greater part of this will probably have to be set aside as forest reserve.

HAWKE'S BAY.

(J. D. THOMSON, Commissioner of Crown Lands.)

Drought conditions unfortunately continued after the termination of last year, and it was not till towards the end of May that the drought broke and soft warm rains set in. Feed then came away rapidly, but the stock went into the winter low in condition, and, though climatic conditions were by no means severe, heavy losses were sustained in cattle, while the quality and staple of wool was also seriously affected. From September farming-conditions improved considerably; but warm rains during January caused great damage to the oat crops, and a spell of warm dry weather from February on so aided the ravages of the diamond-back moth that valuable crops of rape, turnips, and swedes were practically destroyed.

A heavy hailstorm passed over Hastings and the main orchard portion of the district in November, so seriously affecting the half-formed fruit that a heavy loss is inevitable in the export of both apples and pears. Orchardists experienced further troubles in March through fierce westerly gales damaging both the trees and the fruit. The returns for export apples this season will probably disclose a drop of 30,000 cases as compared with last season.

With the gradual return to pre-war conditions and pre-war prices, settlers should now have recovered from the frenzy of the boom period and the demoralizing influences of the succeeding slump, and so work their farms and control their finances that the farms can be run on sound business lines and all sources of income therefrom fully utilized and developed. The time is rapidly approaching when it will be found unprofitable to occupy land in either large or small holdings unless every available foot of soil is utilized to the utmost. A large holding well worked and fully developed is no bane to any country, but unfortunately at the present time, whether due to insufficiency of capital, indifference, or lack of enterprise, there are a number of places throughout the district where large areas of good country are only partially developed. There is a great tendency on the part of the smaller lessees to reach out for larger areas rather than strive for greater and increased returns from their present holdings. In no class of farming is this more in evidence than amongst the dairy-farmers. The average butterfat yield for the district does not exceed 165 lb. per cow. With careful culling—as the result of testing and comparison of yields—and, where the settler can afford it, the judicious selection of good pedigree stock, combined with greater attention to the planting of shelter-belts and top-dressing, no dairy-farmer in Hawke's Bay should be showing less than 225 lb. There is no reason whatever why this district, with its splendid climate, easy country, and good soil, should not be the outstanding farming district in New Zealand.

The orchardist of to-day is well past the experimental stage; the general appearance of the orchards, knowledge of spraying and pruning, the grading and packing of fruit, all show a high degree of efficiency, and the possibilities of this District for orchardists are inexhaustible, in that the larger area of pumiceous country, which is regarded as the poorer portion, may in course of time be found to be amongst the finest of fruitgrowing areas.

The excellent results obtained by top-dressing and light cultivation on the large area of pumiceous country referred to, which in the past has been regarded as suitable for light grazing only, has been fully demonstrated by several progressive settlers in the heart of this class of country. The formation, for the most part, comprises from 4 in. to 6 in. of light loamy soil on a pumiceous subsoil, varying from 2 in. to 4 in., resting on a clay bottom. Good crops of clover and cow-grass have been harvested and the areas then sown down in permanent English grasses. With the advent of the railway and reduced cost of manures it seems safe to predict that an ever-increasing area will gradually be brought into a high state of cultivation and the carrying-capacity of this land largely increased.

With the firmness of the closing prices of the wool-sales, the present satisfactory condition of the stock, and abundance of fodder, the prospects for the coming season appear particularly bright.

Land Board.—Twelve meetings of the Board were held during the year. The volume of work transacted has been considerable, and in connection therewith I desire to express an appreciation of the valuable assistance and advice tendered to transferees and applicants for land by the members of the Board, who are all thoroughly practical capable farmers. During the year visits of inspection to the Tangoio and Omana Settlements were made by the Board.

The most important and at the same time most difficult and intricate work of the Board is concerned with dealings under the Discharged Soldiers Settlement Act, and the determinations and current-account adjustments of the Dominion Revaluation Board, but these matters have now practically reached finality and the position of the soldier settler so defined that the difficulties in future dealings will be almost eliminated.

Revenue in Arrears.—The gross revenue for the year was £246,252, a decrease on the past year of £22,153. It is regretted that the hope expressed in the last annual report has not been fulfilled. The falling-off is due in great part to climatic conditions causing a loss of stock and depreciating values of primary products. The total arrears at the end of the year was £13,594.

During the coming season several areas of Crown land will be open for selection. Keen competition is expected for the Waimarama Block, which has a great reputation in this district. Hereheretau, a nice compact block of good sheep-country, will be opened for selection in May. The balance of the Purahotangihia Block, about 6,000 acres, will also be offered. The leases of several valuable education reserves expire during the year, and if offered at auction will be the means of largely increasing the revenue of the education endowment.

Noxious Weeds.—The position remains very much as hitherto. Where settlers have obtained remission of rent equivalent to value of labour expended in dealing with the blackberry much has been done to keep this curse in check. The goat is also doing good work in checking the growth; but, so far, the discovery of a satisfactory eradicator appears as far off as ever.

TARANAKI.

(W. D. ARMIT, Commissioner of Crown Lands.)

The past season has been a fairly successful one from the point of view of Crown-lands settlement. Vacant areas in the Kohura Settlement and Tawhiwhi Settlement have been disposed of after lengthy periods of non-selection. A number of vacant sections in the much-discussed Parihaka Block have also been selected. No new blocks have been placed on the market, the Crown land vacant areas being confined to Wanganui River country for the most part, where experience has proved the great difficulty of holding the steep papa and sandstone spurs in grasses for any period of years. The Taumatamahoe and Whitianga Blocks are cases in point where it would be folly to expend large sums of money in roading and bridging to give the necessary access for development, taking into account the present market prices of beef and wool.

From a productive farming point of view the past season has been above the average. Dairymen have suffered very heavily through the low pay-outs of the various factories. The average reduction in pay-outs has been at least $33\frac{1}{3}$ per cent., and the reduced spending-power of the dairying community has been apparent during the season. Where economies have been effected in reduced orders for top-dressing the resultant loss will be again apparent next season in the direction of lower production of butterfat due to thinning-out of pastures, and, unfortunately, many dairymen have followed this course.

Graziers have had an improved season. Lambing percentages were good, and sales of fat stock well maintained. Complaints from the back country regarding the menace of wild pigs are still frequent, and unceasing efforts are required to keep this pest in check.

Investigations in terms of the Deteriorated Lands Act, 1925, have been proceeding, and a fair amount of success has been achieved in securing concessions for lessees from mortgagees apart from the concessions by way of remission of rentals or loans granted by the Lands Department. Settlers generally have voiced their keen appreciation of the assistance rendered, although there are the

inevitable few who are not satisfied. Concessions by way of remission of rental, conditional on improvements being effected on the holdings, constitute the chief measure of relief. The Agricultural Department officers are co-operating in the matter of advising settlers, who also appear anxious to take every advantage of the relief under offer to them by this Department.

The problem of even maintaining the carrying-capacity of reverting areas is one which will require many years of careful consideration and work, and the relief from rental-payments, combined with a proviso of improvements to be effected will ultimately, it is hoped, benefit the settlers and through them the mortgagees of the land. The weight of wool and quality of lamb in the hill country of Taranaki must be improved by use of fertilizers and better selection of stock before a marked difference will be apparent. Certain districts, notably the Waitewhena and Waikaka Valleys, in Ohura County, have made very retrograde steps in recent years. Similarly, portions of the Whangamomona Valley have been a keen disappointment to selectors and lenders.

The mistake to-day is to unduly condemn the hilly grazing-areas in the back country of this district irrespective of location, contour, or geological formation, and there is no doubt very many holdings will respond to improved farming methods and yield a return to investors provided co-operation is secured among all interested parties.

Lands open for Selection.—A number of properties fallen back to the Department's hands are available, comprising a total of 29,788 acres. New selectors during the past year total 112, with selections of 18,128 acres.

Noxious Weeds.—Ragwort has not been so much in evidence this season, due in a large measure to the publicity given this weed during the previous season. The combating of other weeds, particularly blackberry, is a constant labour in the dairying pastures especially, and efforts can never be relaxed in this connection.

Land Board Work.—Meetings of the Land Board were held on forty days during the year, the cases dealt with totalling 1,173. Mr. C. J. Ryan was again elected as tenants' representative, and Mr. S. Blake appointed for a further term. The death of Mr. J. W. H. Martin, on the 21st December, must be recorded with regret. Mr. Martin had served on the Taranaki Land Board for a period of eleven years. During the year he visited England, and his death occurred on the s.s. "Athenic," at Wellington, immediately following his return to New Zealand. The vacancy on the Board has been filled by the appointment of Mr. H. A. Foreman, of Tikorangi.

Revenue.—The total Crown lands and departmental revenue received during the year was £63,677.

WELLINGTON.

(H. W. C. MACKINTOSH, Commissioner of Crown Lands.)

An impartial survey of the position obtaining throughout the year under review will reveal, it is considered, the fact that Crown tenants have not experienced a too prosperous period. The long strike at Home, and its aftermath, has without doubt cast its shadow over the Dominion and has affected prices ruling for primary products. Farmers have not been able out of prices obtained for stock, &c., to set aside much for maintaining their pastures, and in many cases they will be obliged to work on the strictest economic lines in order to pull through and pay their way.

Wool has returned fair prices, but the dairy-farmer has not received a high price for his butterfat, the average being in the vicinity of 1s. 2d. per pound.

Those who follow grain-growing had a fairly good year. The spring was wet and the agriculturist worked under trying conditions, but crops of oats and wheat were fair and were harvested in good condition, the autumn proving hot and dry.

The settlers in the interior, who have been for many years engaged in a war against second growth, fern, and deteriorated pastures, are at the present time being visited and reported upon by the Committee set up under the Deteriorated Lands Act, 1925. It is hoped that when the recommendations of these Committees have been finalized the conditions of settlers on these far-away areas will have been materially improved.

The gross revenue for the year was £500,522 8s. 2d., which shows a decrease over last year's figures of £8,367. Included in the gross total is a sum of £301,930 which was received on account of payments of interest and principal due under the Discharged Soldiers Settlement Act.

Arrears of payments are still heavy, and it is difficult to see an improvement in the position unless the prices of stock and produce take a sharp rise.

The Land Board sat on twelve occasions during the year, and a vast amount of business relating to both ordinary and soldier settlement was transacted. The number of items dealt with was 1,500. I desire to place on record my thanks to the members of the Board for the cordial manner in which they have co-operated with me in dealing with the many questions that have been brought up for discussion.

Sixteen settlers on ordinary Crown lands acquired the freehold of their holdings during the year, the area involved being 3,658 acres.

There was a fair demand for land during the period under review, but the instability of markets no doubt kept many from investing who would otherwise have done so.

NELSON.

(A. F. WATERS, Commissioner of Crown Lands.)

Selections of Crown lands have shown a falling-off as compared with the previous twelve months. A total area of 24,887 acres, comprising ninety-four holdings, was selected, several of these selections being small village allotments. An area of 87,479 acres is open for selection in the Crown Lands Guide. During the year four tenants acquired the freehold of their properties, containing an area of 1,474 acres.

Dairying Industry.—The low prices obtaining for butter during the past season have made it very difficult for dairy-farmers to carry on. Unprecedented floods in the Buller Valley in late spring caused extensive damage to pasture on the river flats, and the factories operating in this area will show diminished returns for the season. The class of dairy cow in the district shows steady improvement as a result of testing and culling.

Sheep-farming.—Generally speaking, the past season was much better than the previous season. The lambing percentage improved, while prices obtained for clips showed an increase.

Statutory Inspection of Leaseholds.—During the year statutory inspections of leaseholds were brought up to date, and in most cases Crown tenants are complying with the conditions of their leases.

Hop and Fruit Growing.—The season has been unusually dry. This has suited the growth of hops in some localities and retarded them in others, but the crop should be well up to the average. The marketing is still controlled by the Nelson Hopgrowers' Association. Small fruits showed a lighter setting than usual, consequent upon the dry season. The apple crop is lighter than last year, but London prices to hand indicate that the orchardists will have a successful season.

Deteriorated Lands Act.—Approximately half of the Nelson Land District was proclaimed as being subject to the above Act. The Special Revaluation Committee appointed to consider applications has been actively engaged in inspections since the beginning of the year, but on account of the number and scattered nature of the holdings concerned it would appear that a further six months will be required for them to finish their work. The revaluations already to hand show considerable reductions in the capital values of many of the poorer sections. Advances have not been made for the purchase of lime and manure, as it was not considered advisable to increase the capital charges, but concessions in the way of remission of rent have been given to enable the settlers to make the necessary improvements out of farm revenue.

Agriculture.—Grain crops have been unusually heavy on the Waimea Plain. An increasing number of farmers appear to be going in for tobacco-culture, and with the inauguration of an export trade in this valuable commodity, a profitable side-line is available for settlers whose holdings permit of mixed farming.

Revenue.—The revenue received during the year totalled £60,362. Of this amount £17,644 was from ordinary Crown tenants, the balance being receipts on account of discharged-soldier settlers. These figures show a decrease over last year's figures of £4,666.

The amount of arrears by ordinary Crown tenants at the 31st March was £9,577.

Land Board.—During the year twelve ordinary meetings of the Board were held. Mr. W. C. Mirfin was reappointed a member by His Excellency the Governor-General. I desire to record my thanks to the members of the Board for cordial co-operation in all matters placed before them for decision.

MARLBOROUGH.

(JOHN STEVENSON, Commissioner of Crown Lands.)

Generally speaking, the farming community of Marlborough are holding their own. Some are feeling the financial strain to a certain degree and require a little nursing, but with practical help and advice will, I have no doubt, pull through all right.

Climatic conditions have generally been favourable, with the exception, perhaps, of the fall of snow on the ranges in September and the floods in the Lower Wairau in November. These, combined with heavy rains at the end of December, are the only outstanding features which affected the farming community; nevertheless, they nearly all appear quite optimistic of the future.

The excellent price obtained for rabbit-skins is having the effect of considerably reducing the rabbits in Marlborough. Properties which only a year or two ago were almost overrun are now practically clear.

The dairy-farmers have not done as well as expected, owing mainly to the poor price obtained for produce, and a certain amount of abortion, &c., amongst the herds.

Wool and Sheep.—On the whole, the conditions have been favourable for the sheep-farmer throughout Marlborough. The wool-clip was generally good and the prices satisfactory. Marlborough is noted for its merino wool, and competition for this class was very satisfactory. Each year the flocks are being improved by the importation of specially selected rams.

The price of sheep, however, has fallen towards the end of the season much lower than the price of wool warrants. No doubt the financial position of the farmers and the dry season since the December rains had a bad effect on the market. It is not paying the farmer to send his store sheep away this season, as they are fetching a bigger price here than elsewhere.

Freezing-works.—The only works operating in this district are at Picton. The season has been a good one all round, and the output was 100,000 carcasses.

Honey.—Marlborough has produced about 30–35 tons this year, and prices have been in the vicinity of 5½d. to 5¾d. bulk. The quality was good, and growers are optimistic regarding the possibilities of their industry.

Agriculture.—The crops this year are well up to standard, although some of the earlier crops of barley, wheat, peas, &c., were affected by the frost.

Barley was almost a record crop, slightly frosted. It was practically all grown under contract and exceeded requirements; consequently a great deal was rejected which in other seasons would have been passed. The oat crop was fairly good, although there is very little demand for chaff, and returns are consequently low. Wheat gave a poor return, and peas nearly all suffered with the frost. For some unexplained reason the clover in a certain part of the district did not pollinate; nevertheless, the crop was a record one for Marlborough, and it is estimated at about 4,000 sacks. Lucerne also had a setback in some parts, owing to the vagaries of the season. However, the crop is estimated to produce between 60 and 70 tons, although it is thought that a larger percentage than usual will be lost in dressing owing to the seeds being flat and small.

Orchards.—The prospects for this season's crop appear to be very promising, being a record one of about 20,000 cases, of which about 14,000 cases have been exported. It is anticipated that very good prices will be obtained on the Home markets.

Poultry-farming.—The Blenheim egg-producers exported something near 850,000 eggs last year, at an average price of 1s. 11d. per dozen, which is a slight advance on the price obtained last season, and poultry conditions in the district appear to be satisfactory. The price of fowl-food, however, and the fluctuations of the markets, are a continual source of concern to poultry-farmers.

Timber.—Quite a number of mills, both large and small, are operating in this district; and, although finance is difficult at times, quite a lot of new buildings are in evidence or in course of erection. Our source of supply, however, is becoming limited.

Flax.—There are four mills working in Marlborough, and the output for the last season is in the vicinity of 400 tons of hemp, for which an average price of £30 per ton has been obtained. I am informed that Marlborough hemp is graded highest average of any district in New Zealand, owing mainly to the good water and the splendid climatic conditions for bleaching.

Lime-works.—The lime-works conducted by Mr. A. Thomson, of Ward, are still operating, although the output for the past season has been rather disappointing, having reached only 500 tons. The high quality, however, is still maintained at approximately 90 per cent. lime, and I am given to understand that it compares more than favourably with lime from other places. It is noticeable that those farmers who have made early use of the lime-works are the most consistent purchasers. It is a great pity that more farmers cannot afford to avail themselves of the undoubted advantages of regular liming.

The present financial stringency has, no doubt, had its effect on this year's output. It is surprising to note, however, that the bulk of the output seems to go to the outlying districts, clearly indicating that, although the freight is greater, the farmers fully appreciate that lime is a necessity.

Land Board.—There were twelve ordinary meetings of the Board during the year, when a total number of 244 cases were dealt with, 92 being connected with soldier settlers, 47 ordinary transfers, and 105 miscellaneous cases.

Messrs. James Boyd and James Fulton (Crown tenants' representatives), whose terms expired, were reappointed and re-elected respectively for a further term.

During a great part of the year I have been absent from Marlborough on deteriorated-lands business in Nelson, and wish to show my appreciation and thanks to Mr. P. R. Wilkinson (Chief Draughtsman) who was appointed my deputy, and Mr. J. Torrance (Chief Clerk) for the way they have handled and conducted the business during my absence, and also a very keen and efficient staff for the attention they have given to their duties during the year.

WESTLAND.

(W. T. MORPETH, Commissioner of Crown Lands.)

Conditions and Progress of Settlement.—Sharply contrasted weather conditions have been experienced in Westland during the year under review. Autumn, on the whole, was mild and rather fine. Winter came late, but suddenly, and wet, stormy, and tempestuous weather conditions continued throughout the remaining winter months and well on into spring. From the latter end of December there were three months of practically fine weather, ending abruptly with the equinoctial gales, and the indications now point to an early winter. One unfortunate result of the long spell of wet weather referred to has been the constant flooding of the rivers and the destruction of valuable dairying and grazing land, followed up in many cases by applications from local bodies, Crown tenants, and freeholders for grants for river protection. It is often exceedingly difficult to deal with these applications, and I am inclined to think there should be a permanently constituted board of, say, four members—two representing the Public Works and Lands Department, one the local bodies in the district, and one the farming community—to whom all cases of river erosion in the district could be referred.

White and green crops for the year have been fairly successful, and most of the farmers have been enabled to save their hay. As a rule the weather conditions are so erratic that this cannot be done,

and farmers would be well advised to cultivate ensilage to provide winter feed for their stock. The rainfall for the year was 112 in., and there were 1,970 hours of sunshine.

Lime-works.—The lime-works at Kowhitirangi and Ross are carrying on as usual, and the practice of top-dressing as against ploughing for the purpose of renewing worn-out pastures is becoming generally recognized and established.

Timber.—The total output of sawn timber for the year was 66,853,300 superficial ft., being a decrease of 6,284,600 ft. on the previous year's returns. Of this total 17,220,100 ft. was taken from freehold, 32,417,300 ft. from Crown land, and 17,215,900 ft. from State forests. Some 31,181,700 ft. passed through the Otira Tunnel. In addition to the sawn timber there was a fairly large output of posts, poles, sleepers, &c.

The quantity of timber exported for the year ended the 31st March, 1927, was 19,024,200 ft. The gross export was 2,471,700 ft. less than that of the previous year.

At the end of the financial year the timber trade was very dull, 50 per cent. of the mills being closed. The quantity of timber stacked on the skids amounted to 7,500,000 superficial ft.

Flax.—There are now four flax-mills in operation in Westland. They have all been working consistently, and the indications are that this valuable industry is on the increase.

Revenue and Arrears.—The total gross revenue for the year, including the Discharged Soldiers Settlement Account, amounted to £35,320. Land revenue amounted to £22,876, and arrears of rent to £1,493.

Land Board.—Twelve monthly meetings were held, as scheduled, during the year. The Board dealt with 177 applications for land, 127 transfers, 21 exchanges, 45 applications by returned men for advances, transfers, postponements, &c., and 51 timber licenses, together with the usual volume of miscellaneous work.

Land open for Selection.—An area of 239 acres was opened for selection by ballot during the year. Areas selected under various permanent tenures amounted to 5,649 acres.

Land remaining for Selection.—An area of 1,567 acres is now on hand, representing outstanding applications. No rural land at present is under survey, though an area of 107,761 acres, consisting of town, village-settlement, suburban rural lands, and pastoral runs, is open in the Land Guide. One hundred and twenty residential town sections at Taylorville and Rapahoe will shortly be offered for selection.

CANTERBURY.

(W. STEWART, Commissioner of Crown Lands.)

Climatic conditions have been favourable during the past season. A dry autumn allowed agricultural farmers almost full time at cultivation. The winter was mild and comparatively dry. The early part of spring was too dry, but the latter part was just the reverse; a few late cold snaps did some damage amongst late lambs, and in the northern district damaged some fruit and cereal crops. The summer has been rather dry, but has, over most of the district, been good ripening and harvesting weather, but too dry for rape.

Graziers have had a good year, as stock came through the winter well; the lambing has been good, except in a few isolated cases, where cold wet snaps caught some late flocks. Wool-clips have been heavier and sounder in staple than last year, and prices for wool, lamb, and mutton have all been steady and at a reasonable figure. The finishing-off has been more irregular this year than usual, on account of the cold wet spells in November and December, followed by a long dry period, which gave a very poor rape-yield. There is not as much feed for the winter as there was last year, as the turnip and swede crops are poor, and consequently store-sheep prices are falling.

Agriculturists have generally had a fair season, the lower prices for cereals being compensated by heavier yields. Many areas of oats intended for green feed were not required, owing to the abundance of winter feed everywhere, and were allowed to ripen. These have added to the surplus, so that many stacks will be held over till next year.

The dairy-farmers have not had a prosperous year. Cows came in well, but the late frosts cut away feed, and the January and February dry period parched the pastures earlier than usual. Prices, also, have not been as encouraging as previously. Many, however, have coupled pig-raising with dairying, and have thereby greatly improved their positions. Lincoln College has been advocating more of this, and has been conducting feeding experiments for the guidance of farmers. Herd-testing and culling is not receiving the attention necessary for best results.

The fruit-farmers and market-gardeners have not had a good year, as the climate has been against them. The season has been too short for crops such as outside tomatoes, a greater area of which was planted this season. Potato crops are not promising, as the season has been too dry.

Tree-planting conditions, which were relaxed during the war period, are being revived in the Mackenzie County runs and other runs where desirable. It is also intended to attempt again more frequent inspections of all classes of Crown leasehold, to ensure tenants complying with the conditions of their leases and licenses.

Tractors have increased considerably during the past year, being used on farms for cultivation, haulage, and threshing. There is no doubt these are a decided acquisition on certain properties, but I feel they are being purchased, in some cases, without sufficient justification. Where the Land Board controls accounts, change over from horses to tractor is allowed only when it can be shown to be a commercially sound proposition, and where the purchaser is able to find one-third of the cost himself.

River-bed areas administered by the Land Board comprise a considerable area in Canterbury, and an area that is unsatisfactory to control. Very often these areas are breeding-places for noxious weeds and rabbits, and they are generally difficult to fence adequately. Further, the growth in them often menaces the surrounding country by obstructing the flow of the rivers in flood-times, so that when local bodies attempt protective measures, no obstacle is offered to their assuming control.

Land Board Work.—The Land Board held twelve meetings during the year, each extending over a period of three days. The number of cases dealt with was 1,227, a slight decrease on the figures of the previous year.

It is with deep regret I record the death of Mr. R. Macaulay, the senior member of the Board, who practically died in harness, after eighteen years' service on the Board. His wide knowledge, sound judgment, and marked frankness and ability rendered him a very valuable member, and his death is a distinct loss to the district.

Revenue.—The total revenue for the year was £586,910, including £310,551, Discharged Soldiers Settlement Account, and exceeding last year's gross revenue by £47,000. Most of the increase has occurred in the receipts under the Discharged Soldiers Settlement Account.

OTAGO.

(R. S. GALBRAITH, Commissioner of Crown Lands.)

The settlers on the land in this district, with but few exceptions, have had quite a good year so far as weather conditions were concerned. A mild winter, in which no serious snowstorms occurred, was followed by an early spring, which brought with it a severe and unusually late fall of snow, followed in the lower altitudes by cold rain. Consequently there was a considerable mortality among young lambs, particularly in the low country, where lambing was early. In the late spring heavy showers of hail in Central Otago caused much damage to orchards, stone-fruit crops being in many cases wiped out altogether, while the yield of pip-fruits was seriously affected. Sowing of crops in some parts was delayed to a late date by continuous rain. On the whole, however, the seasons were good. North and Central Otago had a sufficiency of moisture, and these portions of the district are now looking really well. In Southern Otago there was plenty of sunshine, and haymaking there was possible to a greater extent than usual. Some very good cereal crops were obtained, especially in North Otago. In some cases disease got into the wheat crops, and in a number of cases the grain yields were disappointing, there being disproportionate quantities of straw.

The sheep-farmers who depend mainly on the returns from wool had every reason to be satisfied with their year's operations. The first wool-sale in Dunedin opened with higher prices all round than those at the corresponding sale of the previous year. The wool was clean and bright, but showed a shortage in weight compared with that of the previous year. At the second and third sales progressively higher prices were obtained. The money returns from lambs were not so good as those of last year, but were quite remunerative. Cull sheep and wethers dropped in price to a greater degree than usual after the shearing, but as there is an abundance of winter feed throughout the district it is probable the drop will be of short duration. The prices ruling for grain crops were very discouraging, and proved that grain-growing, where crops were light, was carried on at a loss to the producer. This is a serious position for the agricultural farmer, who is faced with heavy overhead expenses for seeds, manures, and labour, from which he cannot escape. The outlook for those who grow oats is anything but bright, the reduction in the number of horses, consequent on the increase of motor-vehicles and tractors, reducing the market to such an extent that this cereal is threatened with extinction as a profitable marketable product; and many farmers have to grow oats as part of the rotation in order to keep their land in good heart. Dairy-farmers in Otago, in common with those throughout the Dominion, suffered from the low price ruling for butterfat, but some compensation came to them from increased yields. The outlook, however, for dairy-produce is promising, and present indications point to better times for the producer. A good deal of progress was made during the year in the way of improving the productiveness of farms by draining, liming, and top-dressing. Despite the financial stringency and low prices, settlers are working hard and displaying a cheerful and creditable optimism.

Irrigation of land in Central Otago continues to make progress, and settlers, under the technical advice readily supplied by the Public Works and Agricultural Departments, are becoming more accustomed to the practical methods which should be employed to produce the best results. The great advantage of small irrigable areas attached to sheep-runs is unquestionable, and in many cases is of very great benefit to the pastoralists, these areas contributing to a remarkable extent to the winter maintenance of the flocks and to an increase in the carrying-capacity of the runs. Lands, however, which were recently opened for selection in small areas, did not attract new applicants. The purpose of these small irrigable areas was to provide holdings suitable chiefly for dairying, with fruit as a side-line. It appears that prospective selectors of such areas hesitate to incur the responsibility of the water rate, combined with the cost of reticulation and grading. When the cost of the necessary buildings and fencing is added it will be found that the total charges on such holdings amount to a figure at which the proposition ceases to be very attractive. On the other hand, these small areas without irrigation are almost valueless.

Only a small area of Crown land was opened for selection during the year. The area of such land sold for cash during the year was 5,441 acres, the number of purchasers being forty-one. By far the most important cash sale was that of an area of 5,117 acres in the Waipori watershed to the Dunedin City Corporation. The sale was made under the authority of special legislation, the Corporation acquiring for the special purposes of water-conservation and afforestation. The work of tree-planting has already commenced and is being pushed forward vigorously. In time to come this area will be a very valuable forest, and the future citizens of Dunedin will have good cause for gratitude to the Councillors and officials who were responsible for such a commendable municipal enterprise. Crown lessees to the number of seventeen acquired the freehold of their leases during the year, the area being 1,681 acres; but there were no conversions from leasehold to freehold of national-endowment land. The special facilities for the acquisition of the fee-simple provided by the amending Act of last year are not, so far, being availed of to the extent one would expect, the cause being probably attributable to the prevailing depression.

The work of the Land Board during the past year was fairly heavy. Twelve ordinary meetings were held, each occupying two days, and two special meetings were convened to deal with urgent business. The most important business that is brought before the Board for adjudication is unquestionably that of transfer of leaseholds. Although fresh land settlement is not taking place at a rapid rate, transfers of existing holdings are rather numerous. During the year 311 applications for consent to transfer were considered. A few were refused owing to the excessive amount of consideration-money or to the obvious unfitness of the proposed transferee to shoulder the financial burden involved. For purely pastoral properties, on which little or no cultivation is done, the ruling prices for goodwill of the leases are still very high. It is a reasonable inference that a considerable portion of the goodwill is represented by the low rentals, yet when it comes to a question of renewal of the lease the Department has the utmost difficulty in getting anything like the rentals the goodwills indicate to be reasonable. Arbitration on the renewal of small-grazing-run leases has been freely resorted to, with results that cannot be considered entirely satisfactory from the Crown's point of view. I suggest that the present method of arbitration is unsatisfactory, and that there should be associated with the arbitrators as umpire a person not connected directly or indirectly with sheep-farming, one who is absolutely independent and is accustomed to weigh the pros and cons of a case—a Magistrate for preference.

The total gross revenue from all sources (excluding Discharged Soldiers Settlement Account) amounted for the past year to £171,040, this sum representing an increase of £2,062 over the revenue for the previous year. The arrears of rent show a decrease of £1,148 as compared with the figures for the previous year. These figures must be regarded as highly satisfactory. They indicate clearly that the Crown tenants in Otago are prosperous in spite of the temporary depression.

SOUTHLAND.

(N. C. KENSINGTON, Commissioner of Crown Lands.)

Farming conditions have on the whole been satisfactory so far as production is concerned in this district, but market prices have been disappointing. A good winter was experienced for general farming, but, in common with other parts of the Dominion, Southland was subject to a very cold snap in the early spring. Fortunately lambing had not become general, consequently no heavy losses were reported; but the dairy-farmers suffered by the late spring, and their returns for the start of the season were correspondingly small.

The pastoralists on the high country have had a good year, and it is noticeable that more attention is being given to improving the class of sheep. The extended term of the license now offered has given more inducement in this direction, and also to improving the carrying-capacity by surface-sowing. The rabbit pest is receiving more attention; but the interest displayed in the destruction of this pest may largely be governed by the excellent market prices offering for rabbit-skins.

The small payments made for butterfat has been very disappointing and depressing to the dairy-farmer, and it would seem that more attention will have to be given to mixed farming by the curtailing and heavy culling of the dairy herd and the addition of a few good breeding ewes and sows, as by so doing more stability to the annual revenue of the small farmer will be given than by the dependence on dairy returns only. The prices for fat lambs was on the low side, a drop from 2s. to 3s. a head being experienced from last year. The reduced price offered appears to have had the effect of inducing owners to keep more ewe lambs, culling out and putting more aged ewes on the market. Fortunately wool showed a rising tendency, and good sales were effected; also a higher percentage in weight appears to have been obtained, probably due to the more extensive use of top-dressing being general. In some instances flocks of over one thousand sheep averaged a cut of 10 lb. of wool per sheep. The wet spring and summer had the effect of producing abundance of feed, and a large quantity of meadow-hay was successfully saved in good condition. Southland farmers have not given a great deal of attention to saving meadow-hay in the past, probably on account of the difficulty experienced owing to climatic conditions, and the feeding of turnips and threshed straw has become general. Last year those who attempted to save meadow-hay had disappointing results and it is pleasing to note that good encouragement has been given this year, as a short spell of good weather at New Year enabled the grass to be well saved. The turnip crops are looking well and ample feed for the coming winter seems assured.

The prices offering at present for grass-seeds and for oats is not encouraging, and for this reason grain-growing in Southland has been very much curtailed in the last years. The heavy manuring and general expenses incurred do not pay as in past years, and sheep are taking the place of the extensive cropping of former years. The weather for the past harvest has been very trying, and since the New Year very short fine spells have been experienced, and even at the present time some crop is still in the paddock.

Top-dressing of pastures is becoming more recognized in this district as essential for the good quality of production, and farmers are fortunate in being able to secure carbonate of lime in truck lots at about 12s. per ton. As the top-dressing of old pastures has the effect of also assisting the growth of ragwort and weeds, the necessity for dairy-farmers to also run a few old ewes has become apparent.

There has been no great demand for unimproved land, although any block of fair-quality land is generally selected when put on the market. Sections which are open for selection in the Crown Lands Guide are occasionally applied for, but there is no marked forward movement in the settlement of this class of land, probably due to the difficulty in arranging finance for the necessary improvements and stocking, those with sufficient capital preferring to treat for the purchase of improved farms.

Several of the River Boards operating are doing useful work, and their operations to date show the necessity for systematic deepening and straightening of the rivers now being worked on. It is unfortunate that more attention is not given to this useful work, as there are numerous streams which could be worked on to advantage and by so doing would bring many hundreds of acres of land of good quality into production, the drainage of which is at present blocked by want of outfall. In this respect district drains could be opened up from the main channels to advantage and utilized as a basis for drain-ploughing.

Education Reserves.—A large number of Education-reserve leases formerly issued by the School Commissioners expired during the year and were renewed at satisfactory rentals by the Land Board. In many cases the lessees of these reserves are not inclined to put much heart into the improvement of the land during their first term of tenure, being under the impression that by so doing they are penalizing themselves when a renewal of the lease is sought. The attitude taken up does not tend to give them the full benefit of the use of the land, and from a farming point of view the lessee is the loser.

Conversions to Freehold.—Nine sections, of a total area of 803 acres, were converted from leasehold to freehold during the year.

Crown Lands opened for Selection during the Year.—Thirty-four sections, of a total area of 16,319 acres, were opened for selection, and the selections for the past year included thirty sections, of a total area of 16,315 acres. A large number of miscellaneous leases were also granted.

Crown Lands to be opened for Selection.—If demand warrants it, 2,200 acres, comprising eight sections in Jacobs River Hundred, will be opened for selection. Further areas in Alton, Toetoes, Oteramika, and Waikawa districts will be opened from time to time on the completion of sawmilling over the areas affected.

Land Board.—During the year twelve ordinary meetings and one special meeting were held, and a large amount of business was transacted. It is with great regret that I have to record the death of Mr. James Fleming, who was a member of the Southland Land Board for over twelve years. A resolution placing on record an appreciation of the services rendered by the late Mr. Fleming has been placed on the Land Board's minutes. The vacancy on the Board was filled by the appointment of Mr. William Watson, of Heddon Bush.

As Chairman, I desire to thank the members of the Land Board for their co-operation and assistance in all matters coming before the Board.

Revenue.—The revenue received during the year totalled £127,697 18s. 11d., of which £66,567 18s. 10d. was on account of interest and principal under the Discharged Soldiers Settlements Act. The above shows a deficiency as against revenue received in the Lands for Settlement Account of last year, and this is accounted for by the fact that the provisions for the conversion to freehold of leasehold land were not availed of to the same extent.

APPENDIX II.—LAND FOR SETTLEMENTS.

SUMMARY OF THE SETTLEMENTS ESTABLISHED UPON ESTATES ACQUIRED AND DEALT WITH UNDER THE PROVISIONS OF THE LAND FOR SETTLEMENTS ACT UP TO THE 31ST MARCH, 1927.

Name of Estate.	Lease-holds.	Free-holds.	Principal Purpose for which Holdings are utilized.	Remarks as to Present Position.
<i>North Auckland.</i>				
Bickerstaffe	41	4	Grazing	Good.
Bayliss .. ..	..	..	Dairying	Poor.
Cadman	1	..	Grazing lease only .. ..	..
Carroll	23	1	Homes	Good.
Craddock .. ..	..	14	Homes and orchards	Good.
Eccleston No. 2	13	12	Homes	Good.
Hetana	10	80	Homes and orchards	Good.
Kitchener	1	11	Homes and orchards	Good.
Koremoa	10	..	Dairying	Poor.
Lawry	2	..	Grazing lease only .. ..	..
Methuen	3	27	Homes and orchards	Good.
Motutara	9	..	Dairying and grazing	Fair.
Paerata	2	..	Mixed farming	Satisfactory; improving steadily.
Pakaraka	14	1	Dairying	Fair.
Parahi	9	..	Grazing and dairying	Good.
Plumer	4	17	Homes and orchards	Good.
Prescott	16	3	Homes	Satisfactory.
Puketi	2	..	Grazing	Unsatisfactory.
Puni	10	..	Dairying	Outlook fair.
Remuera	25	..	Dairying	Satisfactory.
Streamlands	13	..	Dairying	Improving.
Te Pua	5	1	Dairying	Satisfactory.
Tokiri	3	..	Dairying	Readjusted; prospects fair.
Upokonui	4	..	Dairying and grazing	Fair.
Waari	27	36	Homes and orchards	Good.
Waimata	14	..	Dairying	Good.
Waiteitei	9	..	Dairying	Poor.
Finlayson	1	..	Grazing	New selection; satisfactory.
Totals.. ..	271	207		
<i>Auckland.</i>				
Apata	8	..	Dairying	Good.
Balachraggan	21	5	Dairying	Very satisfactory.
Clifford	9	..	Dairying and mixed farming	Good.
Delaney	1	..	Home	Good.
Fencourt	23	25	Dairying	Very satisfactory.
Gorton	10	..	Dairying	Very good.
Hereford Park	2	..	Dairying	Unsatisfactory.
Hikuai	22	..	Dairying	Fair.
Horoia	7	..	Dairying	Fair.
Horahora	10	..	Dairying and mixed farming	Good.
Kaipaki	4	..	Dairying	Very good.
Karapiro	9	10	Dairying	Very good.
Kopuku	3	..	Dairying	Very doubtful.
Kopuku No. 2	6	..	Dairying	Very doubtful.
Mangaotama	3	1	Dairying	Good.
Mangapouri	5	10	Dairying	Good.
Mangateparu.. ..	55	1	Dairying	Good.
Mangawhero	10	17	Dairying	Good.
Matamata	84	219	Dairying	Very good.
Matuku	11	..	Dairying	Good.
Ngahinapouri	4	..	Dairying	Good.
Ohauiti	14	..	Mixed farming	Unsatisfactory.
Okauia	7	11	Dairying	Good.
Omeheu	11	..	Dairying	Fair.
Opouriao	34	69	Dairying	Good.
Orini	2	..	Dairying	Unsatisfactory.
Orongo	35	..	Dairying	Unsatisfactory.
Otamarakau	8	..	Dairying	Good.
Otway	10	8	Dairying	Very good.
Pakarau	19	4	Dairying	Very good.
Puahue	20	..	Dairying and mixed farming	Fair.
Pukemapou	9	..	Dairying	Fair.
Rangiatea	12	15	Dairying	Very good.
Rangitaiki	7	..	Dairying and small farming	Fair.
Reporoa	91	9	Dairying and grazing	Fair.
Rewi	7	5	Dairying	Very good.
Reynolds	25	..	Dairying	Fair.
Rotomanuka	1	..	Dairying	Good.
Selwyn	88	151	Dairying and mixed farming	Good.
Tahaia	11	..	Dairying	Fair.
Tainui	3	..	Grazing	Good.
Tairua	24	3	Residence	Satisfactory.

SUMMARY OF THE SETTLEMENTS ESTABLISHED UPON ESTATES ACQUIRED AND DEALT WITH UNDER THE PROVISIONS OF THE LAND FOR SETTLEMENTS ACT UP TO THE 31ST MARCH, 1927—*continued.*

Name of Estate.	Leaseholds.	Freeholds.	Principal Purpose for which Holdings are utilized.	Remarks as to Present Position.
<i>Auckland—continued.</i>				
Taniwha	11	1	Dairying	Very good.
Tapapa	11	..	Dairying	Good.
Tautari	38	7	Dairying and mixed farming	Good.
Teasdale	19	84	Business and residence	Very good.
Te Miro	38	..	Dairying and mixed farming	Fair.
Te Ngaroa	2	..	Dairying	Fair.
Waiare	4	..	Dairying	Good.
Waimana	20	23	Dairying and mixed farming	Very good.
Waitakaruru	17	1	Dairying and grazing	Good.
Whatawhata	3	..	Dairying	Good.
Whitehall	5	14	Dairying	Very good.
Totals.. ..	913	693		
<i>Gisborne.</i>				
Ardkeen	19	..	Pastoral	Good.
Clydebank	4	4	Pastoral	Good.
Glencoe	13	..	Dairying	Good.
Homebush	13	..	Dairying	Good.
Hukutaia	22	1	Dairying	Good.
Kanakanaia	7	1	Pastoral	Very good.
Ngatapa	27	3	Pastoral	Very good.
Ohuka	13	..	Pastoral	Satisfactory.
Paremata	6	..	Dairying and pastoral	Good.
Pouparae	4	5	Agricultural	Very good.
Repongaero	11	1	Pastoral and dairying	Good.
Te Arai	48	11	Pastoral, dairying, and agricultural..	Good.
Te Wera .. ..	..	..	Pastoral and dairying	Not selected.
Waimarie	13	5	Pastoral, dairying, and agricultural..	Good.
Wharekaka	14	..	Pastoral, dairying, and agricultural ..	Good.
Wigan	13	7	Pastoral, dairying, and agricultural..	Very good.
Willows	16	6	Agricultural	Good.
Totals.. ..	243	44		
<i>Hawke's Bay.</i>				
Argyll	54	9	Agricultural and pastoral	Very good.
Beattie	5	..	Pastoral	Good.
Clydebank	14	3	Pastoral	Good.
Corby	4	..	Mixed farming	Fair.
Coyne	1	..	Mixed farming	Fair.
Crownthorpe	18	..	Pastoral	Good.
Elsthorpe	44	10	Pastoral	Very good.
Forest Gate	20	9	Agricultural and pastoral	Good.
Glengarry	29	..	Dairying	Fair.
Gwavas	12	..	Agricultural and pastoral	Good.
Hatuma	61	18	Agricultural and pastoral	Very good.
Kumeroa	13	3	Agricultural, pastoral, and dairying..	Very good.
Lindsay	59	10	Mixed farming	Very good.
Mahora	26	9	Mixed farming	Very good.
Manga-a-toro.. ..	20	6	Agricultural and pastoral	Very good.
Mangatahi	21	3	Agricultural and pastoral	Very good.
Marakeke	17	..	Mixed farming	Fair.
Omana	9	1	Dairying	Fair.
Otamauri	15	2	Agricultural and pastoral	Fair.
Parinui	4	..	Mixed farming	Good.
Pourerere	6	1	Agricultural and pastoral	Good.
Raureka	10	9	Dairying and fruit-culture.. ..	Very good.
Raumati	30	3	Pastoral and dairying	Very fair.
Rissington	5	..	Pastoral	Good.
Springhill	17	1	Mostly pastoral	Very good.
Sherenden	21	..	Mostly pastoral	Good.
Te Kaihi	4	..	Mixed farming.	Good.
Te Kura	13	..	Dairying	Fair.
Te Mata	13	1	Fruit-farming	Good.
Tangoio	12	..	Mostly pastoral	Fair.
Tomoana	7	7	Fruit and dairying	Very good.
Waihau	20	1	Mostly pastoral	Fair.
Waipuka	1	..	Pastoral	Good.
Watea	10	..	Mixed farming	Fair.
Wilder	4	..	Mixed farming	Good.
Totals.. ..	619	106		
<i>Taranaki.</i>				
Araheke	3	..	Dairying	Good.
Clandon	7	..	Dairying	Good.
Croydon	7	..	Dairying	Fair.
Hawke	1	..	Dairying	Good.
Huatoki	19	2	Residential and small farming	Fair.

SUMMARY OF THE SETTLEMENTS ESTABLISHED UPON ESTATES ACQUIRED AND DEALT WITH UNDER THE PROVISIONS OF THE LAND FOR SETTLEMENTS ACT UP TO THE 31ST MARCH, 1927—*continued.*

Name of Estate.	Lease-holds.	Free-holds.	Principal Purpose for which Holdings are utilized.	Remarks as to Present Position.
<i>Taranaki—continued.</i>				
Huia	4	..	Mixed farming	Some settlers doing well; others fair.
Huinga	9	1	Dairying	Very good.
Karu	4	..	Mixed farming	Indifferent.
Katikara	3	..	Dairying	Very good.
Kohura	11	..	Mixed farming	Very fair.
Kota	7	..	Mixed farming	Satisfactory.
Mana	1	..	Grazing	Satisfactory.
Mangamaire	1	..	Grazing	Indifferent.
Marco	2	..	Mixed farming	Indifferent.
Matane	1	..	Dairying	Good.
Ngutu	1	..	Mixed farming	Fair.
Parkes	7	..	Dairying	Very good.
Piu	2	..	Mixed farming	Two sections selected; deteriorating.
Rahu	1	..	Grazing	Abandoned; deteriorating.
Ratapiko	4	..	Dairying and mixed farming	Fair.
Spotswood	13	32	Homestead and small dairying	Good.
Taitama	7	..	Mixed farming	Fairly good
Tariki	7	1	Dairying	Good.
Tawhiwhi	9	..	Mixed farming	Indifferent.
Tokaora	6	10	Dairying	Very good.
Tututawa	3	..	Dairying and grazing	Fair.
Totals	140	46		
<i>Wellington.</i>				
Aorangi	27	14	Dairying	Good.
Almadale	9	..	Dairying	Fair.
Ahiarnhe	9	..	Dairying	Good.
Akitio	5	..	Grazing	Good.
Armstrong	2	..	Grazing	Fair.
Arawhata	2	..	Dairying	Fair.
Bartholomew	5	..	Dairying	Fair.
Bailey	1	..	Dairying	Good.
Benge	1	..	Dairying	Good.
Braemore	3	..	Pastoral	Good.
Brown	1	..	Dairying	Fair.
Bruce	1	..	Dairying	Good.
Callender	2	..	Dairying	Poor.
Carrington	33	2	Mixed	Good.
Cherry Grove	3	..	Dairying	Good.
Corliss	2	..	Dairying	Fair.
Cloverlea	16	..	Dairying	Good.
Coyle .. ..	..	..	Dairying	Poor.
Dawbin	1	..	Dairying	Good.
Dixon	1	..	Dairying	Good.
Devonshire	1	..	Dairying	Good.
Dyer	37	6	Mixed	Good.
Epuni Hamlet	28	15	Mixed and garden	Good.
Evans	1	..	Dairying	Good.
Eaglesham	6	..	Grazing	Good.
Fairfield	7	..	Dairying	Good.
Falloon	5	..	Mixed	Good.
Gee	1	..	Dairying	Good.
Greystoke	12	..	Dairying	Good.
Greves	1	..	Dairying	Fair.
Graham	2	..	Dairying and grazing	Fair.
Glasspole	1	..	Dairying	Good.
Hammond	2	..	Dairying	Fair.
Hawtrey	32	24	Residential	Good.
Hall-Jones	34	3	Gardening	Good.
Heatherlea	18	8	Dairying	Good.
Heretaunga	27	42	Residential	Very good.
Hill	1	..	Dairying	Fair.
Heights	2	..	Grazing	Fair.
Haunui No. 1	8	..	Dairying	Good.
Haunui No. 2	7	..	Dairying	Good.
Harper	3	..	Dairying	Fair.
Horrobin	1	..	Mixed	Fair.
Kairanga	11	..	Dairying	Good.
Kiwitea	1	..	Dairying	Good.
Kopane	14	..	Dairying	Good.
Kuku	4	..	Mixed	Good.
Langdale	13	14	Dairying	Good.
Lean	1	..	Residential	Good.
Lewis	1	..	Dairying	Good.
Linton	5	..	Dairying	Good.
Loughnan	14	..	Residential	Good.
Little	1	..	Mixed	Good.

SUMMARY OF THE SETTLEMENTS ESTABLISHED UPON ESTATES ACQUIRED AND DEALT WITH UNDER THE PROVISIONS OF THE LAND FOR SETTLEMENTS ACT UP TO THE 31ST MARCH, 1927—*continued.*

Name of Estate.	Lease-holds.	Free-holds.	Principal Purpose for which Holdings are utilized.	Remarks as to Present Position.
<i>Wellington—continued.</i>				
Langley-Purdum ..	1	..	Dairying	Good.
Littler	1	..	Dairying	Good.
Longbush and Mahupuku ..	16	6	Mixed	Good.
Makopua	3	..	Pastoral	Fair.
Makowai and Extension ..	27	..	Dairying	Good.
Marama-a-Mau	6	..	Dairying	Fair.
Maungaraki	18	2	Residential	Good.
Melling	1	..	Residential	Good.
McDonnell .. .. .	..	..	Dairying	Fair.
Muhunoa	2	..	Dairying	Fair.
McLean .. .. .	..	..	Dairying	Fair.
Marshall	1	..	Dairying	Fair.
McKenzie	1	..	Dairying	Good.
Matamua	3	..	Dairying	Fair.
Motukai	3	..	Grazing	Fair.
Moroa	19	..	Dairying	Good.
Ngakakoro	2	..	Dairying	Fair.
Normandale	43	14	Mixed	Fair.
Nesdale No. 2	1	..	Dairying	Fair.
Neligan	1	..	Mixed	Fair.
Ngahape	5	..	Grazing	Good.
Ngarara	5	..	Dairying	Good.
Ohakea	5	14	Dairying	Good.
Olver	1	..	Dairying	Fair.
Oroua	2	..	Dairying	Fair.
Oturoa	7	..	Dairying	Fair.
Osborne	5	..	Dairying	Fair.
Omapu	4	..	Dairying	Good.
Paparangi	26	8	Residential	Good.
Paramu	1	..	Dairying	Good.
Olliver	2	..	Dairying	Good.
Perham .. .. .	..	..	Dairying	Good.
Otahome	2	..	Grazing	Fair.
Pohehe	3	..	Dairying	Good.
Pitt	5	..	Gardening	Good.
Pihautea	28	..	Dairying	Good.
Paa Creek	2	..	Dairying	Fair.
Poroporo	28	2	Mixed	Good.
Pukenamu	8	..	Dairying	Fair.
Pukekoa	6	..	Dairying	Good.
Quillinan	1	..	Dairying	Good.
Putorino	13	..	Dairying	Good.
Puketoi	9	..	Grazing	Good.
Ruatangata	3	..	Dairying	Fair.
Raumaewa	3	..	Dairying	Fair.
Sandilands	1	..	Dairying	Fair.
Stanley	1	..	Dairying	Fair.
Saxon	1	..	Dairying	Fair.
Soland	1	..	Dairying	Fair.
Stokes	1	..	Dairying	Fair.
Tablelands and Hikiwera ..	15	2	Mixed	Good.
Tawaha	24	1	Dairying	Good.
Tapuae	2	..	Grazing	Good.
Tupurupuru	3	..	Mixed	Good.
Te Matua	8	6	Dairying	Fair.
Te Ore Ore	8	..	Dairying	Good.
Te Whiti	6	..	Dairying	Poor.
Tiraumea	14	..	Dairying	Fair.
Tauherenikau	1	..	Mixed	Fair.
Tikotu	3	..	Dairying	Poor.
Taumaihi	3	..	Dairying	Fair.
Taikorea	3	..	Dairying	Fair.
Tuturumuri	8	..	Dairying	Fair.
Waddington	12	..	Gardening	Good.
Wahren	1	..	Grazing	Good.
Waterson	2	..	Dairying	Fair.
Waihora	4	..	Mixed	Fair.
Westmere	6	..	Mixed	Good.
White	1	..	Dairying	Fair.
Wilford	28	46	Residential	Good.
Woulfe .. .. .	..	..	Dairying	Fair.
Wright	1	..	Dairying	Fair.
Youle	1	..	Dairying	Fair.
Hardie	1	..	Dairying	Good.
Johnson	1	..	Grazing	Poor.
Mangawhata	1	6	Dairying	Fair.
Nesdale	1	..	Dairying	Fair.
Totals	912	235		

SUMMARY OF THE SETTLEMENTS ESTABLISHED UPON ESTATES ACQUIRED AND DEALT WITH UNDER THE PROVISIONS OF THE LAND FOR SETTLEMENTS ACT UP TO THE 31ST MARCH, 1927—*continued.*

Name of Estate.	Lease-holds.	Free-holds.	Principal Purpose for which Holdings are utilized.	Remarks as to Present Position.
<i>Nelson.</i>				
Blue Glen	2	..	Grazing	Poor.
Braeburn	21	2	Mixed farming	Good.
Glenrae	1	..	Mixed farming	Good.
Golden Downs	4	..	Mixed farming	Good.
Kohatu	3	..	Grazing	Fair.
Lake	5	..	Grazing	Fair.
Matakitaki	6	..	Grazing	Fair.
Maruia	8	..	Grazing and dairying	Fair.
Palmer	1	..	Grazing	Fair.
Spittal	1	..	Dairying	Fair.
Tutaki	2	1	Grazing	Poor.
Walker	1	..	Dairying	Fair.
Wangapeka	13	3	Mixed	Good.
Homestead-site	1	..	Grazing	Good.
Totals.. ..	69	6		
<i>Marlborough.</i>				
Alberton	4	..	Agricultural	Fair.
Blind River	18	..	Sheep and agriculture	Very good.
Bomford	1	..	Agricultural	Poor.
Erina	14	2	Sheep	Fair.
Fernleigh	6	..	Dairying	Fair.
Flaxbourne	130	12	Agricultural and pastoral	Very good.
Goat Hills	3	..	Sheep	Fair.
Hillersden	53	7	Sheep	Good.
Hillersden Bush	3	..		..
Linkwaterdale	6	..	Dairying	Fair.
Lynton Downs	11	..	Sheep	Fair.
Moorlands	6	..	Agricultural	Fair.
Neville	1	1	Agricultural	Fair.
Northbank	10	..	Sheep	Good.
Omaka	14	..	Agricultural and sheep	Good.
Puhipuhi	2	..	Sheep	Very good.
Rainford	11	..	Dairying	Good.
Richmond Brook	12	..	Sheep	Excellent.
Starborough	164	19	Agricultural and pastoral	Excellent.
Waipapa	4	..	Sheep	Fair.
Warnock	2	..	Dairying	Fair.
Wither	20	2	Sheep	Good.
Totals.. ..	495	43		
<i>Westland.</i>				
Kokatahi	8	..	Dairying and grazing	Highly satisfactory.
Poerua	24	2	Dairying and grazing	Highly satisfactory.
Runanga	1	..	Residential .. ..	..
Totals.. ..	33	2		
<i>Canterbury.</i>				
Acton	3	..	Mixed farming	Very fair.
Albury	80	2	Sheep-farming and grain-growing	Well established.
Allanholme	9	..	Sheep-farming and grain-growing	Good.
Annan	43	4	Mixed farming and grazing	Well established.
Ashley Gorge	7	3	Dairy-farming and grazing	Well established.
Ashton	8	..	Mixed farming	Uncertain yet.
Ashwick	7	..	Sheep-farming and grain-growing	Good.
Avenel	16	..	Mixed farming	Very fair.
Avenel Extension	11	..	Mixed farming	Very fair.
Avonhead	16	..	Small-farming	Unsatisfactory.
Avonhead No. 2	18	..	Small-farming	Unsatisfactory.
Aylesbury	6	..	Mixed farming	Good.
Bankfield	9	..	Mixed farming and grain-growing	Uncertain yet.
Beach	10	..	Mixed farming	Uncertain yet.
Bourndale	7	..	Sheep-farming and grain-growing	Very fair.
Braco	5	9	Market-gardening	Well established.
Broadfields	6	..	Mixed grain-growing	Uncertain.
Brooksdale	14	..	Mixed farming	Fair; improving.
Bruce	4	..	Mixed farming	Uncertain yet.
Buckley	3	..	Mixed farming	Uncertain yet.
Buddo	10	5	Workers' dwellings	Fair.
Burke's Homestead	1	..	Homestead-site .. ..	..
Chamberlain	21	..	Sheep-farming and grain-growing	Well established.
Clandeboyne	10	..	Dairy-farming and grain-growing	Very fair.
Clandeboyne No. 2	6	..	Dairy-farming and grain-growing	Fair.
Claremont	11	..	Sheep-farming and grain-growing	Fair.
Clayton	6	..	Sheep-farming	Very good.
Coldstream	11	..	Mixed farming	Fair.
Cooper's Creek	1	..	Sheep-farming	Fair.
Copland	2	..	Sheep, dairy-farming, and grain-growing	Good.
Craigmore	9	..	Mixed farming	Uncertain yet.

SUMMARY OF THE SETTLEMENTS ESTABLISHED UPON ESTATES ACQUIRED AND DEALT WITH UNDER THE PROVISIONS OF THE LAND FOR SETTLEMENTS ACT UP TO THE 31ST MARCH, 1927—*continued.*

Name of Estate.	Lease-holds.	Free-holds.	Principal Purpose for which Holdings are utilized.	Remarks as to Present Position.
<i>Canterbury—continued.</i>				
Cricklewood	10	..	Mixed farming	Uncertain.
Culverden	56	11	Mixed farming and grazing	Good.
Douglas	34	..	Sheep-farming and grain-growing	Fair; improving
Doyleston	4	..	Mixed farming	Uncertain yet.
Drayton	15	5	Agricultural	Improving.
Dromore	3	..	Mixed farming and grazing	Uncertain yet.
Eccleston	4	..	Sheep-farming and grain-growing	Well established.
Epworth .. ..	..	2	.. ..	Now freehold.
Finlay Downs	5	..	Dairy-farming and grain-growing	Very good.
Four Peaks	8	..	Sheep-farming and grain-growing	Very good.
Fyvie	4	1	Mixed farming	Not satisfactory.
Glenmark	28	2	Mixed farming and grazing	Good.
Glentanner .. ..	..	..	Homestead-site	Fair.
Gorge Road	4	17	Workers' homes .. ..	..
Grange	3	..	Dairying and grain-growing	Uncertain yet.
Hadlow	3	..	Mixed farming	Fair.
Hawthorne	9	..	Mixed farming	Fair.
Hei Hei	16	..	Poultry-farming, &c.	Uncertain yet.
Hekeao	10	7	Mixed farming	Well established.
Hewitt	1	..	Homestead-site .. ..	..
Highbank	71	10	Mixed farming	Well established.
Hillboro	3	..	Sheep-farming and grain-growing	Good.
Homebrook	16	..	Mixed farming	Fair.
Homestead-sites	10	..	.. ..	..
Hornby	18	5	Agricultural and gardening	Fair.
Horsley Downs	8	22	Mixed farming	Well established.
Isleworth	17	..	Mixed grain-growing	Uncertain yet.
Jungle	1	..	Dairy-farming	Satisfactory.
Jungle No. 2	1	..	Dairy-farming	Satisfactory.
Kaimahi	8	5	Workers' homes and gardening	Satisfactory.
Kakahu	5	..	Mixed farming and grazing	Satisfactory.
Kapua	12	..	Sheep-farming and dairying	Good.
Kaputaoho	6	8	Workers' homes and gardening	Satisfactory.
Keith .. ..	..	1	Mixed farming	Satisfactory.
Kereta	4	..	Dairying	Well established.
Kinloch	31	1	Dairy-farming and grazing	Very good.
Kohika	17	..	Mixed farming	Well established.
Kohika No. 2	4	..	Mixed farming	Very good.
Kowhatu	5	..	Mixed farming	Fair.
Ladbrooks	14	..	Dairying and mixed farming	Improving.
Lambrook	6	..	Mixed grain-growing	Uncertain yet.
Lansdown	9	1	Sheep-farming and grain-growing	Good.
Lauriston	4	..	Mixed grain-growing	Uncertain yet.
Leeston	5	..	Agricultural	Well established.
Lees Valley	10	..	Sheep-farming	Considerably improved.
Lyndhurst	16	..	Mixed farming	Uncertain yet.
Lyndon	8	1	Mixed farming	Well established.
Lyndon No. 2	9	..	Mixed farming and grazing	Well established.
Macgregor	1	..	Mixed farming and grazing	Unsatisfactory.
Marawiti	12	1	Mixed farming and grazing	Well established.
Maytown	9	2	Sheep-farming and dairying	Good.
Mead	21	1	Mixed farming and grazing	Well established.
Meadows	14	..	Sheep-farming and grain-growing	Very fair.
Milford	4	..	Mixed farming	Uncertain yet.
Mills	21	..	Small-farming and dairying	Well established.
Morice	28	3	Dairying and grass-seed growing	Satisfactory.
Morten	16	1	Poultry, &c.	Uncertain yet.
Montford	9	..	Mixed farming and grazing	Improving.
Mount Nessing	11	..	Sheep-farming and grain-growing	Very good.
New Park	7	..	Mixed farming	Uncertain yet.
Oakwood	5	..	Mixed farming and grain-growing	Uncertain.
Ohapi	6	..	Mixed farming	Good.
Omih .. ..	..	..	Homestead-site .. ..	..
Orakipaoa	26	1	Dairying, grain-growing and gardening	Well established.
Otaio	9	..	Small-farming and dairying	Well established.
Otarakaro .. ..	..	7	Market-gardening	Well established; satisfactory.
Papaka	9	..	Mixed gardening	Well established.
Pareora	28	..	Sheep-farming and dairying	Good.
Pareora No. 2	26	7	Sheep-farming and grain-growing	Well established.
Patoa	1	3	Grazing and small farming	Satisfactory.
Pawaho	8	17	Market gardening	Satisfactory.
Peaks	9	3	Mixed gardening	Satisfactory.
Puhuka	9	1	Workers' homes	Well established.
Punaroa	15	2	Dairying, sheep-farming and grain-growing	Well established.
Raincliff	1	..	Sheep-farming and grain-growing	Well established.
Rakitairi	21	1	Sheep-farming and grain-growing	Well established.
Rapuawai	5	..	Sheep-farming and grain-growing	Well established.
Rautawiri	6	..	Sheep-farming and grain-growing	Well established.
Riverina	6	..	Mixed farming	Uncertain yet.
Roimata	8	21	Workers' homes	Satisfactory.

SUMMARY OF THE SETTLEMENTS ESTABLISHED UPON ESTATES ACQUIRED AND DEALT WITH UNDER THE
PROVISIONS OF THE LAND FOR SETTLEMENTS ACT UP TO THE 31ST MARCH, 1927—*continued.*

Name of Estate.	Lease-holds.	Free-holds.	Principal Purpose for which Holdings are utilized.	Remarks as to Present Position.
<i>Canterbury—continued.</i>				
Rollesby	1	..	.. ..	Uncertain.
Rosebrook	11	3	Small farming and dairying	Good.
Rosewill	152	9	Sheep-farming and grain-growing	Well established.
Ruapuna No. 2	15	..	Mixed farming	Very good.
Scargill	9	..	Mixed farming and grazing	Moderate.
Seafield	4	..	Mixed farming	Satisfactory.
Seaforth	6	..	Small-farming and dairying	Uncertain yet.
Sherwood Downs	26	..	Sheep-farming and grain-growing	Good.
Springwell	6	..	Mixed farming and grain-growing	Uncertain yet.
Stoke	7	..	Mixed farming	Good.
Strathmore	3	..	Mixed farming	Fair.
Studholme Junction	4	..	Small-farming and dairying	Good.
Takitu	5	..	Sheep-farming	Well established.
Tamai	14	26	Workers' homes	Satisfactory.
Tara	8	1	Sheep-farming and grain-growing	Very good.
Tarawahi	7	21	Workers' homes	Satisfactory.
Teschemaker	11	..	Sheep-farming and grain-growing	Very good.
Timaunga	17	..	Mixed farming	Fair; improving.
Timaunga Extension	7	..	Mixed farming	Good.
Tripp	25	..	Sheep-farming and grain-growing	Fair.
Valverde	11	..	Mixed farming	Fair.
Waiapi	11	4	Sheep-farming and grain-growing	Well established.
Waikakahi	187	15	Sheep-farming and grain-growing	Well established.
Waimate	35	..	Sheep-farming, grain, and fruit growing	Good.
Wairere	7	..	Mixed farming	Fair.
Waitohi Peaks	12	..	Sheep-farming	Improving.
Wharenui	16	9	Workers' homes	Well established.
Winchester	10	..	Sheep-farming, grain-growing, and dairying	Fair.
Woodlau	6	..	Mixed farming and grazing	Uncertain yet.
Workers' homes	2	..	.. ..	..
Totals.. ..	1,891	281		
<i>Otago.</i>				
Airedale	12	..	Dairying and general farming	Good.
Ardgowan	67	3	Dairying and general farming	Good.
Arnmore	5	..	Mixed farming	Fair.
Aviemore	1	..	Grazing	Good.
Awamoa	1	1	Mixed farming	Good.
Barnego	20	4	Dairying and general farming	Good.
Bellamy	13	..	Grazing	Poor.
Cardrona	1	..	Grazing	Only fair.
Clareview	5	..	Dairying and general farming	Good.
Clifton	10	..	General farming	Only fair.
Conical Hills	45	1	Grazing and general farming	Poor.
Crosshill	6	..	Mixed farming	Fair.
Croucher	1	..	Mixed farming	Good.
Dalmain	3	..	Grazing	Fair.
Duncan	3	4	Dairying	Poor.
Earnsclough	27	..	Fruitgrowing	Fair.
Elderslie No. 1	35	1	General farming	Good.
Elderslie No. 2	16	..	General farming	Very good.
Galloway	11	..	Fruit and homestead-sites	Very fair.
Gladbrook	46	3	Dairying	Fair.
Glenn	4	..	Mixed farming	Fair.
Greenfield	36	7	Mixed farming	Good.
Hilderthorpe	19	..	General workers' homes	Fair.
Janefield	20	2	Dairying and fruitgrowing	Good.
Kauroo Hill	42	3	General farming	Good.
Kelso	5	..	Dairying	Good.
Kurow	11	3	General farming and dairying	Only fair.
Lakeview	1	..	General farming	Good.
Maerewhenua	77	1	General farming	Very good.
Makaraeo	33	..	General farming	Very fair.
Makaraeo Extension	3	..	General farming	Very fair.
Maraeweka	8	..	General farming	Very fair.
Matakanui	3	..	General farming and grazing	Good.
Meadowbank	11	..	General farming	Very good.
Melville Park	5	..	Dairying and mixed farming	Poor.
Momona	9	5	Dairying	Very good.
Oakleigh	1	..	Mixed farming	Only fair.
Otanomomo	25	1	Dairying	Good.
Otekaike	64	1	Mixed farming	Fair.
Plunket	18	1	Mixed farming	Good.
Pomahaka	27	2	Mixed farming	Very fair.
Poplar Grove	21	2	Dairying	Fair.
Pukeawa	14	2	Mixed farming	Good.
Pukenui	6	..	Mixed farming	Good.
Puketapu	6	5	Dairying	Good.
Rugged Ridges	1	..	Grazing	Very fair.
Steward	51	2	Mixed farming	Good.
St. Helens	3	..	General farming	Very fair.

SUMMARY OF THE SETTLEMENTS ESTABLISHED UPON ESTATES ACQUIRED AND DEALT WITH UNDER THE PROVISIONS OF THE LAND FOR SETTLEMENTS ACT UP TO THE 31ST MARCH, 1927—*continued.*

Name of Estate.	Lease-holds.	Free-holds.	Principal Purpose for which Holdings are utilized.	Remarks as to Present Position.
<i>Otago—continued.</i>				
Tahawai	7	1	Dairying	Good.
Taumata	9	..	Mixed farming	Good.
Teaneraki	23	..	Dairying	Very fair.
Te Puki	4	..	Mixed farming	Good.
Teviot	33	1	Grazing	Fair.
Tilverstowe	7	..	Mixed farming	Fair.
Tokarahi	79	2	Mixed farming	Good.
Tokoiti	4	..	Mixed farming	Good.
Totara	27	..	Mixed farming	Good.
Wairuna	13	..	Mixed farming	Fair.
Waitahuna No. 1 ..	1	1	Mixed farming	Fair.
Waitahuna No. 2 ..	6	1	Mixed farming	Poor.
Westcott	7	..	Mixed farming	Poor.
Windsor Park No. 1 ..	37	2	Mixed farming	Very good.
Windsor Park No. 2 ..	10	..	Mixed farming	Very good.
Totals.. ..	1,119	62		
<i>Southland.</i>				
Allenby	5	..	Dairying	Good.
Ardlussa	6	..	Pastoral	Fair.
Beaumont	10	2	Mixed farming	Poor.
Campbell	4	..	Mixed farming	Fair.
Crichton Park	4	2	Pastoral	Good.
Edendale	102	50	Dairying	Very good.
Ermedale	10	2	Mixed farming	Fair.
Fortification Hill ..	6	..	Pastoral	Good.
Glenham	35	9	Mixed farming	Very good.
Knowsley Park	9	..	Pastoral	Poor.
Lambert	1	..	Dairying	Good.
Lamont	6	..	Dairying	Fair.
Maori Hill	16	1	Mixed farming	Good.
Merrivale	45	10	Mixed farming	Good.
Merrivale No. 1 ..	9	..	Mixed farming	Fair.
Merrivale No. 2 ..	7	..	Mixed farming	Fair.
Monte Cristo	4	..	Dairying	Fair.
Otahu	7	1	Mixed farming	Fair.
Ringway	4	3	Mixed farming	Fair.
Stalker	8	1	Dairying	Good.
Strathvale	9	..	Dairying	Good.
Teihoka	2	..	Mixed farming	Fair.
Waiairikiki	7	..	Pastoral	Poor.
Waikiwi Town	38	18	Suburban building-sites	Good.
Totals.. ..	354	99		
Grand totals	7,059	1,824		

EXTRACTS FROM REPORTS OF COMMISSIONERS OF CROWN LANDS.

NORTH AUCKLAND.

(O. N. CAMPBELL, Commissioner of Crown Lands.)

Two new settlements have been purchased under the Lands for Settlement Act during the year—Tangowahine Settlement, formerly owned by Messrs. Coleman and Hawkins, and comprising a total of 4,265 acres, which will be offered for settlement soon; and Finlayson Settlement, 1,420 acres, at Mangapai, which was acquired under section 3 of the Discharged Soldiers Settlement Act, and settled as one holding by two selectors. Numerous other blocks were offered in different localities, but owing to unsuitability and high prices all of these were declined.

Koremoa.—This settlement has not been a success so far owing to smallness of area of good land. A scheme of readjustment is now in train, and the settlers may pull through eventually.

Motutara.—Seems to have improved slightly since last report. Hay crops were good, and the holdings that were top-dressed show marked improvement. Some damage was done during heavy downpour at Christmas-time, culverts, bridges, and roads being destroyed, and many cattle lost.

Paerata.—Both settlers on this settlement seem to be getting on their feet. One, who is dairying, has a fine herd and a large butterfat-output, and the other, who is cropping, is steadily improving.

Pakaraka.—This settlement is well established and in fair condition. The gorse problem on the unallotted areas is still acute, and causing trouble to the occupiers of adjoining sections. The settlers generally are doing satisfactorily.

Puni.—This settlement was handicapped by smallness of good areas and isolation of rough sections. A regrouping has now been carried out, and in time it is hoped that all those at present on the sections will pull through.

Remuera.—Satisfactory progress is being made on this settlement. The men are all well established, and with reasonable prices should require no further assistance.

Streamlands.—In a slightly better position than last year, although the butter-output has not increased, and the blackberries cannot be checked. The access and internal roads are in a very bad condition.

Te Pua.—This settlement is in a satisfactory state, and the men are well established.

Tokiri.—The three settlers among whom the settlement has been divided seem to be improving steadily. The capital values have been considerably reduced, and the men should ultimately succeed.

Upokonui.—We have been unable to dispose of the vacant section on this settlement as yet. The three settlers seem to be doing satisfactorily, having changed over to grazing.

Waimata.—This is in a very satisfactory state, being possibly the best settlement, and occupied by good men.

Waiteitei.—This settlement has up to the present been practically isolated by the bad state of the poor clay roads. The occupied sections are showing improvement, especially those which are top-dressed; but the settlers are not on any better footing than last year, owing to poor prices, in spite of a lot of hard work.

Finlayson.—A recent acquisition on which two tenants are grazing. As the place is in good order and well developed, these men are on a satisfactory basis from the start.

AUCKLAND.

(K. M. GRAHAM, Commissioner of Crown Lands.)

During the year no new estates have been acquired or opened for settlement.

A total area of 8,861 acres, comprising forty-four allotments, were offered for selection, being chiefly sections which had reverted to the Crown. Included in this area were seventeen sections in Reporoa Settlement, with an area of 2,011 acres, and eight sections in Te Miro Settlement, covering an area of 3,107 acres, the balance being odd sections in various settlements. The total area selected on permanent tenures during the year was 5,618 acres, by thirty-four selectors. There are in this district fifty-two settlements, on which at the close of the year there were 913 leaseholders, occupying 124,770 acres; while 693 settlers, occupying 124,890 acres, have acquired the freehold.

Most of the settlers on the older settlements are now in a fairly sound position, and should continue to progress; but some of the settlers on the more recent settlements are still experiencing difficulties with high production costs and unstable markets. These more recent settlements are for the most part occupied by discharged soldiers, most of whom should ultimately make good on their holdings, owing to the various concessions granted under the provisions of the Discharged Soldiers Settlement Act by way of revaluation and adjustment of advances, rent, and interest accounts.

A number of sections which have come back to the Crown for various reasons will be reoffered for selection during the year.

GISBORNE.

(E. H. FARNIE, Commissioner of Crown Lands.)

During the year the Te Wera Settlement (9,285 acres), formerly the property of Messrs. Field and Chappell, was thrown open for selection, but none of the sections were disposed of, and steps are now being taken by the Department to stock the property. It is difficult to assign a reason for the non-selection of this settlement, apart from the fact that there is practically no demand for land at the present time. The old-established settlements in the district are still in a flourishing state, and, as a rule, the settlers are doing well.

HAWKE'S BAY.

(J. D. THOMSON, Commissioner of Crown Lands.)

No estates have been acquired for settlement under the Land for Settlements Act during the past year. Several properties have been under offer, but when due allowance is made for costs of roading and all the essential overhead expenses associated with the establishment of separate farms it has been found that the purchase-price was too high.

With perhaps the solitary exception of the Waihau Settlement, the older settlers on all the settlements are well established. On several of the settlements, however, a few settlers who paid excessive goodwills during the boom period are to-day having a hard struggle to meet their obligations, and it is from these men that complaints as to excessive original capital values mostly come. The progress of the older settlements can only be gauged by the regularity with which rents are met, and when an inspection is necessary in connection with a proposed transfer, as owing to pressure of work in connection with discharged-soldier settlement no general inspection has been possible. It is proposed, however, during the coming season to get in closer touch with the civilian settlers.

Omana.—With one exception, all the settlers are engaged in dairying. Profiting by last year's experience, the settlers have made ample provision for winter supplies of hay and fodder, and the stock are in good condition.

Tangoio.—This settlement has a poor reputation throughout the district; not that the land is poor or the capital value too high—quite the reverse—but the exorbitant prices paid as goodwill by several transferees during the boom period, and their subsequent failure to make good, combined with the perpetual appeals for assistance from the Department, have so depreciated the market values of the holdings that it is doubtful if any of the settlers could to-day quit his holding at half the value of his improvements.

Beattie.—The subdivision of a forfeited holding amongst three of the adjoining settlers will have a marked effect on the prosperity of this settlement. The settlers are all a good type, and have their holdings in a clean and satisfactory condition.

Crownthorpe.—The settlers have, on the whole, had a fair season. A large number of cattle were lost during the winter through the drought conditions of last season; but the losses of sheep were very light. The danthonia pasture has done well, and English grasses which have been down for several years and top-dressed are excellent. The root crops did exceptionally well till January, when warm rains followed by a dry spell, combined with the ravages of the diamond-back moth, practically destroyed all growth. The stock, however, bear every indication of being able to come through the winter successfully, and when larger areas have been brought under the plough and put down in English grasses, or disked and top-dressed, the success of the settlers will be assured.

Tukura.—With one exception, the settlers on this settlement are engaged in dairying. The season has not been in their favour, as there has not been a sufficiency of rainfall for their requirements. The installation of a permanent water-supply should go far towards assuring the prosperity of the settlement.

Te Kaihi.—Though the area of the individual subdivisions in this settlement is much below the average, ranging from 254 to 318 acres, yet by the exercise of strict economy, farming ability, and work these settlers have been the most satisfactory of all the soldier settlers in the district. The recent determinations of the Dominion Revaluation Board have been of an inestimable help to them.

Glengarry.—This is a dairying settlement, and should, by reason of the Dominion Revaluation Board's generous determinations, be in a highly satisfactory position to-day; but such, unfortunately, is not generally the case. The beneficent effects of top-dressing are most pronounced on several of the farms, and when once the settlers have established good shelter belts and plantations and set themselves to the building-up of profitable herds—cows with a 250 lb. butterfat yield instead of the 165 lb. of to-day—not only will Glengarry be a most successful settlement, but the surrounding district be distinctly benefited.

Watea and Maharakeke.—The settlers on these two settlements are now in a fairly satisfactory position. The holdings vary in area from 150 acres to 294 acres. Cropping to any great extent has been largely abandoned owing to the uncertainty of the seasons and exposure to high drying winds; the most successful settlers find that a small herd of from eight to twelve cows, giving a sufficient return to clear household and living expenses, and running from 200 to 400 ewes pays best.

Wilder.—All the settlers are now well established, have their capital values on low basis, all necessary improvements effected, and have worked into a suitable line of sheep for their class of country.

Rissington and Parinui.—The settlers are engaged in sheep-farming, have reasonable-sized holdings at a moderate capital value, and are now fairly established.

TARANAKI.

(W. D. ARMIT, Commissioner of Crown Lands.)

No new areas have been acquired during the current year. Vacant areas on Piu, Tawhiwhi, Kohura, Ratapiko, and Karu Settlements, totalling eight (area, 4,420 acres), have been reoffered, and of these three (area, 1,407 acres) have been selected.

The older settlements continue to prosper, but there is still a necessity to provide concessions on some of the subdivisions of the more recent settlements.

The concessions granted by the Dominion Revaluation Board, have enabled the great majority of the soldier settlers on settlement areas to hold their own; but a few of the settlers, whose financial positions will have to be reviewed under the Deteriorated Lands Act, 1925, are not at present making much headway. Huia, Piu, Karu, and Taitama Settlements will need the close attention of the Deteriorated Lands Committee.

Croydon Settlement, a dairy proposition, requires constant attention for ragwort, and the settlers are doing their best on this area under handicaps. On the majority of the settlements where settlers have become established the importance of the personal element in a selector's ability to work his farm is often very apparent when adjoining farms of similar configuration are compared. There is no doubt that much deterioration and loss of revenue is due to some selectors' apathy and lack of determination in tackling their jobs. This, of course, does not apply to all, but it does to some, and it is to be hoped that when these men have benefited by concessions under the Deteriorated Lands Act they will do their part by applying themselves intelligently to their farming and to the preservation of their renewed pastures.

WELLINGTON.

(H. W. C. MACKINTOSH, Commissioner of Crown Lands.)

Including estates purchased for the settlement of returned soldiers, the number of estates in this district is 130. The older settlements are now well established, although they are experiencing trying times in common with all other settlers.

On the later-acquired estates the position is not, generally speaking, so bright. The majority of these estates were acquired for the repatriation of discharged soldiers. The work of the Dominion Revaluation Board in connection with these settlers is now practically ended, and the effects of concessions granted should be reflected shortly in the improved positions of the men.

The Tupurupuru Estate, purchased from the estate of the late Sir Walter Buchanan, was thrown open for selection last May, and a large number of applications were received. The successful men appear well satisfied with their holdings.

The revenue received during the year by way of rents and other payments, was £80,310.
No estates were purchased during the year.

NELSON.

(A. F. WATERS, Commissioner of Crown Lands.)

No new settlements were opened during the year, and there have been very few inquiries for land generally.

MARLBOROUGH.

(J. STEVENSON, Commissioner of Crown Lands.)

My report on the settlement of Crown Lands applies also to land for settlements, and, without recapitulation, remarks on settlement farming must necessarily be brief.

The majority of the settlements in this district being established for a number of years, the settlers generally are in a sound position. In the more recently acquired properties there are the usual few instances where care must be exercised before stability is reached.

Climatic conditions were varied, but generally may be classed as favourable. Wet weather during spring, accompanied by severe frosts, somewhat affected returns from agricultural and dairy-farming, as well as affecting the early lambing and retarding shearing operations. The dairy-farmer, besides, has had to contend with the fall in price of butterfat; consequently he has not done as well as anticipated. Nevertheless, there is a hopeful tone as regards the future.

No new settlements were acquired during the year.

WESTLAND.

(W. T. MORPETH, Commissioner of Crown Lands.)

No new estates were acquired for settlement during the year. Estates previously purchased and settled are now well established, and are thriving and prosperous.

CANTERBURY.

(W. STEWART, Commissioner of Crown Lands.)

Including estates acquired for discharged soldiers, the number of settlements in this district is 142. Although several properties were under offer to the Crown, no new estates were acquired during the past year. The older settlements are now well established, and with few exceptions the tenants are doing well. These exceptions comprise foothill estates in South Canterbury acquired in the years immediately prior to the war. Owing to the increased cost of agricultural work, and to the fact that the climate in many seasons is not suitable for ripening grain, many of these settlers are in difficulties. Improvements were also effected at a period of high prices, which has caused heavy interest charges on the land. This phase of settlement is being reviewed at the present time.

The past season generally has been a favourable one as far as weather conditions are concerned, and, with the exception of dairy-farmers, most settlers have had a successful year.

OTAGO.

(R. S. GALBRAITH, Commissioner of Crown Lands.)

No new settlements in Otago were purchased during the year, and the number of settlements in the district remains the same as that of the previous year—sixty-four. The revenue for the year was £73,425, compared with £73,948 for the previous year—a difference of only £523. The arrears of rent at the 31st March amounted to £5,781, a decrease of £262 compared with the figures of the previous year. These figures give a pretty good indication of the flourishing state of the settlements as a whole. Two tenants during the year elected to purchase their leaseholds on the deferred-payment system, the area involved being 803 acres. The total area sold for cash or on deferred payments now amounts to 7,211 acres. The facilities for conversion to freehold are not being taken advantage of to any great extent, for two reasons—(1) The leasehold is proving to be a more saleable proposition, as there is less capital involved; and (2) the leaseholder is content to remain as he is at the lower annual charge, provided he is assured that he possesses the right to convert when it suits him to do so. As pointed out in my previous reports, the older-established settlements were purchased and settled at prices which assured success to those tenants who were capable farmers. These holdings are gradually changing hands, and the prices asked and obtained must cause some misgivings. On several occasions the Land Board refused to sanction transfers in cases where the consideration-money appeared to be excessive. Gladbrook, Poplar Grove, Wairuna, and Conical Hills Settlements are not so prosperous as could be wished, and it may be found necessary during the coming year to take some steps with a view to effecting an improvement in the prevailing conditions. The unselected portions of Clifton Settlement will be offered for sale by public auction in three farms at an early date, and I anticipate that these will be disposed of at prices which will show an increase on the upsets.

SOUTHLAND.

(N. C. KENSINGTON, Commissioner of Crown Lands.)

There is very little to report on lands bought and subdivided under the Land for Settlements Act. No new settlements were purchased, nor has there been any marked demand for land which would be opened under the conditions of the Land for Settlements Act. It may be at the present time

that difficulty would be experienced in arranging finance for the erection of houses, sheds, and subdivisional fencing; and those who desire partly improved farms are selecting them from those which come on the market under the provisions of the Discharged Soldiers Settlement Act and from farms falling back on other mortgagees' hands. In such cases purchasers are often in a position to meet the cost of stocking and pay a small deposit, but would require a large amount of assistance if taking up a new holding.

The settlers on some of the older settlements are still finding it difficult to get ahead, principally on account of the heavy manuring required to give good results and the general depreciation of buildings, which have to be met out of farm revenue. Heavy consideration-money is still being asked and paid for areas on which both pasture and buildings are depreciating, which fact does not appear to be taken into account by the purchaser. The outgoing lessee naturally endeavours to load on his past expenditure, even if the results have not given proof of permanency. When applications to transfer in such cases come before the Land Board the consideration-money is carefully reviewed, as it is realized that when difficulties arise the new lessee immediately expects consideration in the matter of payment of rent.

APPENDIX III.—LAND-DRAINAGE OPERATIONS.

(R. G. MACMORRAN, Chief Drainage Engineer.)

OPERATIONS have been continued during the year on the main land-drainage schemes, which have been reported on separately as required by statute—viz., Hauraki Plains, Rangitaiki Plains, and the areas brought under the provisions of the Swamp Drainage Act, 1915.

In addition various inspections and reports have been made on drainage matters generally in all parts of the Dominion, ranging from Te Kao, in the extreme north, to Invercargill.

In this connection the following special inspections have been made and reports furnished: Te Aute Swamp (Poukawa), Seaward Moss and Awarua Plains, Allenby and Strathvale Settlements, Ted River, Putorino Settlement, Te Akau, Streamlands Settlement, Tikinui Kauri-gum Reserve, Tangowahine Settlement, Motutangi area, and Te Kao.

Work carried out by local bodies under grants and subsidies has also been inspected and supervised, and the total amount passed for payment was £5,397 14s. 10d.

Hereunder is a short summary of general work carried out by this Branch.

Reporoa Settlement.—The maintenance of drains has been carried out on this area, eighteen miles having been attended to. In addition the Waitapu Stream was cleaned of weeds for a distance of three miles, whilst 120 chains of drains were deepened and widened. The question of forming the area into a district under the Land Drainage Act has been placed before the settlers, but up to the present no definite scheme has been evolved.

The expenditure during the year was £455.

Waikato River.—Representations have been made for some time by the Aka-aka Drainage Board that the groynes erected by the late Waikato River Board have detrimentally affected the outlets from their area. In order to observe the effects of the groynes, cross-sections of the river from the Waikato Heads to near the Devil's Elbow were taken so as to compare them with those taken in 1913. In addition the gauges at several points were re-established so as to compare the tidal range since the erection of the groynes.

Tikinui Kauri-gum Reserve.—An engineering survey of the 350 acres of swamp in this reserve was carried out. Some three miles and a half of traverse and levels were run, with necessary soundings; also plans drawn and a scheme of drainage prepared.

Tangowahine Settlement.—This area of approximately 3,000 acres, was purchased for closer settlement purposes under the provisions of the Land for Settlements Act. Some 1,500 acres of the property required stop-banking and drainage.

The engineering survey was carried out, entailing running eighteen miles of traverse and levels, four miles check levels, and the necessary cross-sections locating the lines of the proposed stop-banks and drains. Plans were prepared and a drainage and stop-banking scheme drawn up.

The internal drains could not be constructed, as the route of the proposed railway and main-highway road has not been finally decided upon. However, the work of construction drain and stop-bank along the banks of the Wairoa River was proceeded with. Five contracts were let and some five miles of drains and stop-bank completed. In addition four floodgates were installed.

The expenditure was £2,164 10s. 4d.

Putorino Settlement.—The question of improved drainage in this settlement in the Wellington District was investigated, and two miles of levels were carried out so as to locate the drains and obtain information necessary for the preparation of specifications for letting contracts.

Motutangi Block.—No field-work has been carried out on this area during the year, but in view of its being opened for selection, plans for the construction of the outlet to the surveyed sections have been prepared, so that a contract can be let to the successful applicants after the ballot.

Waitakaruru North Block.—In order to devise a scheme of drainage for this block, which extends from Waitakaruru to Miranda, and contains approximately 4,500 acres of low-lying land similar to the lower Hauraki Plains area, some eleven miles of levels were carried out. The plans for the drainage are now being prepared and will be available to the settlers in due course.

The following schedule summarizes the principal operations carried out on the various works under the direction of this Branch:—

	Miles ch.		Miles ch.
Cleaning drains	352 6	Lines cut	11 60
Widening and deepening drains ..	33 65		
Constructing new drains ..	19 14		Number.
Dredge cuts	2 72	Flood-gates built	14
Formation new roads	3 7	Pile bridges erected	1
Roads disked and graded	8 65	Sill bridges erected	20
Peat roads ballasted with clay ..	2 13	Regulating-weir erected	1
Metalling roads	2 68		
Fencing	0 78		Cub. yds.
New stop-banks	16 2	Metal used (for roads)	4,334
Raising and strengthening stop-banks ..	13 25	Clay used (for roads)	8,202
Repairing stop-banks	9 30	Spoil excavated by floating and dry land	
Snagging streams	6 32	excavators	1,165,291
Levels taken	302 20	Rock excavated	47,115
Traverses run	30 40	Stiff clay and rubble excavated	15,705

Office.—The expenditure passed through the books amounted to £135,481 19s. 7d. Of this amount £40,541 5s. 7d. was paid from Thames and Whakatane Imprest Accounts, and £51,681 15s. 8d. was paid through the Auckland branch of the Treasury. Some 156 piecework contracts were let, and 2,949 vouchers prepared and passed for payment. Miscellaneous revenue totalling £4,759 8s. 9d. was collected, of which Patetonga tram freights accounted for £651 14s. 11d.

Inward correspondence totalled 4,500; outward, 7,075.

Collection of Rates.—Some 1,247 assessments were made, covering the Hauraki Plains and Rangitaiki areas, the total amount of rates struck being £24,010 0s. 10d. The total amount of rates collected was £5,995 18s. 10d., credited as follows: Hauraki Plains, £5,344 15s. 7d., Rangitaiki, £651 3s. 3d.

Owing to the rate being struck later than usual, it should be noted that the penalty date for Rangitaiki Rating-area does not fall due until after the end of the period under review.

It is anticipated that rates will be struck on Kaitaia and Waihi Drainage Areas during the coming year, and both areas are now being revalued.

Draughting Staff.—This staff has been fully occupied in the preparation of survey data, plans to accompany engineering reports, general draughting-work, and other matters incidental to transactions under the various statutes controlling our operations.

On the engineering side full check and examination has been brought to bear on all the various projects and designs coming under consideration.

In photostat work some 3,449 prints were made during the period under review.

APPENDIX IV.—HUTT VALLEY SETTLEMENT.

(H. W. C. MACKINTOSH, Commissioner of Crown Lands.)

RESIDENTIAL AND INDUSTRIAL SITES.

It is pleasing to record the satisfactory progress that has been made during the year in the settlement of the areas acquired for development on modern town-planning lines in the Hutt Valley. Approximately half of the acquired area has already been disposed of at prices which will recoup the expenditure and leave a fair margin of profit for railway purposes.

The 543 residential sites sold realized the sum of £127,518, and were disposed of as follows: 17 at £400 and over; 36 at £350 to £400; 67 at £300 to £350; 103 at £250 to £300; 29 at £200 to £250; 1 at £190 to £200; 156 at £170; 134 at £160.

The cost of roading, drainage, &c., is heavy, and the charge against the area already disposed of is approximately £50,000.

Arrangements have been made for a number of school-sites, and one school is already nearing completion on the area. Sites for churches are also being arranged, and negotiations for the disposal of several areas are now nearing completion.

The demand for the residential sections is still keen, and very few of the sections offered for sale remain unselected.

The development so far has been on the western side of the new railway-line, but it is hoped during the coming year to offer the public a large number of residential sections on the eastern side of the railway. The roading survey of this area is now well on towards completion. When these plans have been completed the subdivisional work will be pushed on and suitable areas offered to the public from time to time. Satisfactory progress is being made by the Public Works Department with the new railway, and it is anticipated that the line will be completed, handed over to the Railway Department, and opened for traffic towards the end of May next.

With regard to the industrial area, I have to report the sale of the whole of the land on the Petone side of the Hutt River at very satisfactory prices. A scheme for the subdivision of the industrial area lying to the south of White's Line has now been prepared, and the Department is in a position to negotiate for the disposal of areas suitable for factory and other sites.

Additional areas have been set aside under the housing scheme, and great strides have been made by the Special Committee in the erection of houses and the settlement of families therein. The 31 acres originally set aside under the housing scheme is now carrying well over one hundred families, and it is a real pleasure to visit this area, which a little over twelve months ago was an unsurveyed old market garden, and see not only the completed occupied homes, but also the garden development made by the occupiers in the short time they have been in possession.

Although it is not yet twelve months since the first residential sections were offered to the general public, I feel safe at this stage, taking into account the keen demand already evidenced, in predicting the ultimate success of the whole scheme.

DETERIORATED LANDS ACCOUNT.

REVENUE ACCOUNT FOR THE YEAR ENDED 31ST MARCH, 1927.

Dr.	£	s.	d.	Cr.	£	s.	d.
To Expenditure under section 12, sub-section 4 (d), of the Deteriorated Lands Act, 1925—				By Accrued interest	0	17	6
Advertising ..	24	3	3	Balance carried forward	7,212	4	10
Printing and stationery ..	50	11	10				
Expenses of committees, &c. ..	6,842	11	8				
Interest on loans							
	6,917	6	9				
	295	15	7				
	£7,213	2	4		£7,213	2	4
To Balance brought forward from previous year	532	15	2	By Balance carried forward	7,745	0	0
Balance brought down	7,212	4	10				
	£7,745	0	0		£7,745	0	0

RECEIPTS AND PAYMENTS ACCOUNT FOR THE YEAR ENDED 31ST MARCH, 1927.

Receipts.	£	s.	d.	Payments.	£	s.	d.
To Balance in Public Account at 1st April, 1926	1,727	10	1	By Expenditure under section 12, sub-section 4 (d), Deteriorated Lands Act, 1925	6,759	4	7
Debentures issued	10,000	0	0	Advances under section 11, Deteriorated Lands Act, 1925	246	11	6
				Balance in Public Account	4,721	14	0
	£11,727	10	1		£11,727	10	1

BALANCE-SHEET AS AT 31ST MARCH, 1927.

Liabilities.	£	s.	d.	Assets.	£	s.	d.
Loan Account	12,000	0	0	Advances on mortgages—Advances under section 11 of the Deteriorated Lands Act, 1925	275	0	0
Sundry creditors for—				Sundry debtors for interest on advances	0	17	6
Interest accrued on loans ..	238	0	7	Revenue Account—Balance carried forward	7,745	0	0
Consolidated Fund, for interest paid on debentures ..	60	7	8	Cash in Public Account	4,721	14	0
Miscellaneous services ..	444	3	3				
	742	11	6				
	£12,742	11	6		£12,742	11	6

J. B. THOMPSON, Under-Secretary for Lands.
J. H. O'DONNELL, Controller of Accounts.

I hereby certify that the statements of Receipts and Payments, Revenue Account, and Balance-sheet have been duly examined and compared with the relative books and documents submitted for audit, and correctly state the position as disclosed thereby.—G. F. C. CAMPBELL, Controller and Auditor-General.

Table 1.— RETURN SHOWING (APPROXIMATELY) POSITION OF LANDS IN THE DOMINION AT 31ST MARCH, 1927.

District.	Total Area sold or granted and held on Freehold.	Total Area reserved for Public Purposes.	Total Area of Crown Lands leased under all Tenures (exclusive of Reserves leased by Crown).	Total Area of Crown Lands available for future Disposal.	Total Area of Native Land.	Land unfit for Settlement (including Area occupied by Rivers, Lakes, Roads, &c.).	Total Area in Land District.
	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.
North Auckland	2,481,738	444,218	443,682	290,700	600,434	217,428	4,478,200
Auckland	2,533,915	854,027	961,798	1,108,244	2,151,988	610,601	8,220,573
Gisborne	1,123,668	425,471	520,416	127,255	1,068,876	253,805	3,519,491
Hawke's Bay	1,536,592	200,171	592,875	106,063	396,200	82,420	2,914,321
Taranaki	1,121,128	339,915	580,338	115,398	178,943	68,709	2,404,431
Wellington*	3,439,098	1,010,998	870,028	126,727	1,371,601	232,617	7,051,069
Nelson	637,554	2,337,093	857,962	226,430	30,051	625,910	4,715,000
Marlborough	785,888	354,078	1,514,026	12,124	..	101,884	2,768,000
Westland	159,346	2,024,765	846,589	363,394	..	469,284	3,863,378
Canterbury	3,568,552	1,407,430	3,999,430	19,233	..	483,785	9,478,430
Otago	1,984,962	954,376	5,444,270	58,616	..	651,898	9,094,122
Southland	1,842,377	4,245,204	1,543,765	167,304	..	84,597	7,883,247
Totals	21,214,818	14,597,746	18,175,179	2,721,488	5,798,093	3,882,938	66,390,262

* Includes Chatham Islands.

Table 2.—LANDS SELECTED DURING THE YEAR ENDED 31ST MARCH, 1927.

Land District.	Cash.		Deferred Payment.		Renewable Lease.		Occupation with Right of Purchase.		Small Grazing-runs.		Pastoral Runs.		Pastoral Licenses in Mining Districts under Special Regulations.		Mining Districts Land Occupation Leases.		Miscellaneous Leases, &c.		Education Endowments.		Totals.	
	No.	Area.	No.	Area.	No.	Area.	No.	Area.	No.	Area.	No.	Area.	No.	Area.	No.	Area.	No.	Area.	No.	Area.	No.	Area.
North Auckland	20	Acres. 531	32	Acres. 2,337	92	Acres. 18,350	29	Acres. 2,160	..	Acres. ..	..	Acres. ..	..	Acres. ..	..	Acres. ..	39	Acres. 752	21	Acres. 642	233	Acres. 24,772
Auckland	18	1,380	3	1	45	7,638	6	1,816	..	..	..	..	3	1,619	..	..	120	14,759	3	85	200	27,309
Gisborne	1	49	3	882	3	3,463	..	..	..	..	..	..	..	..	..	..	21	10,979	1	1	29	15,374
Hawke's Bay	7	19	1	53	13	2,869	4	2,379	..	..	2	20,435	..	..	..	..	12	949	12	19	51	26,723
Taranaki	32	1,500	16	2,800	14	4,476	2	199	..	..	..	..	..	..	..	..	35	8,951	13	112	112	18,128
Wellington	16	122	297	56	35	9,058	3	584	..	..	..	..	..	..	..	..	52	2,506	1	301	404	12,627
Nelson	12	1,657	..	..	14	5,614	..	..	..	..	1	3,730	7	2,182	..	..	58	11,239	2	465	94	24,887
Marlborough	..	..	2	463	3	835	2	359	1	910	..	..	..	..	..	..	9	106	1	1	18	2,674
Westland	12	70	..	..	42	2,729	..	..	..	..	..	..	14	2,686	..	164	83	11,702	1	1	162	17,352
Canterbury	16	289	9	2,101	40	3,319	..	..	1	4,515	3	50,985	..	..	..	..	59	3,191	4	61	132	64,461
Otago	44	5,763	19	77	25	6,899	3	473	1	80	10	177,072	..	..	..	151	87	9,849	5	1	199	200,365
Southland	8	6	6	331	10	2,170	2	270	..	..	1	12,900	..	..	1	19	39	5,603	10	619	77	21,918
Totals	186	11,386	388	9,191	336	67,420	51	8,240	3	5,505	17	265,122	24	6,487	18	345	614	80,586	74	2,308	1,711	456,590

Table 3.—LANDS HELD ON LEASE AT 31ST MARCH, 1927.

Land District.	Deferred Payment.		Lease in Perpetuity.		Renewable Lease.		Occupation with Right of Purchase.		Small Grazing-runs.		Pastoral Runs.		Pastoral Licenses in Mining Districts.		Mining Districts and Occupation Leases.		Perpetual Leases.		Miscellaneous Leases and Licenses.		Education Endowments.		Totals.	
	No.	Area.	No.	Area.	No.	Area.	No.	Area.	No.	Area.	No.	Area.	No.	Area.	No.	Area.	No.	Area.	No.	Area.	No.	Area.	No.	Area.
North Auckland..	225	Acres. 8,760	433	Acres. 69,493	708	Acres. 131,958	913	Acres. 152,860	..	Acres. 553	..	Acres. ..	2	Acres. 71	8	Acres. 334	453	Acres. 94,365	715	Acres. 42,625	3,458	Acres. 500,819		
Auckland	1,312	108,420	414	119,720	1,191	234,812	1,041	307,694	15	69,908	169	51,006	162	4,128	..	..	1,020*	59,254*	237	53,175	5,562	1,016,872
Gisborne	36	21,717	94	42,061	249	112,577	156	106,495	72	207,511	1	..	..	..	..	..	147	26,466	70	39,979	825	556,992
Hawke's Bay	90	39,157	414	111,817	504	188,465	183	54,031	23	52,255	14	90,188	..	..	..	..	118	57,643	188	51,734	1,534	645,290
Taranaki	63	6,970	656	177,216	343	101,741	511	226,956	4	3,582	..	..	..	..	..	..	292	26,787	589	48,988	2,459	592,568
Wellington	621	42,481	1,024	155,362	1,145	183,190	540	207,764	25	23,703	20	131,554	19	688	2	476	627	29,976	506	105,636	4,510	880,142		
Nelson	59	17,055	384	127,204	583	248,938	109	41,074	18	23,225	6	235,209	45,915	19	104	152	124,557	116	7,231	1,979	871,200			
Marlborough	44	16,260	554	180,692	288	147,971	87	25,773	112	284,092	47	848,115	2	200	7	52	241	15,838	42	1,413	1,424	1,520,406		
Westland	33	4,335	354	42,018	555	73,454	27	5,778	56	936,722	301	59,068	133	991	1	50	927	243,807	108	13,692	2,495	1,379,915
Canterbury	106	22,810	1,465	252,077	890	361,455	16	2,640	148	461,573	125	2,809,134	..	..	63	1,885	900	230,042	234	70,914	3,947	4,212,530
Otago ..	75	37,626	1,311	279,676	902	251,206	181	28,074	416	1,524,403	303	3,279,803	343	11,780	71	3,880	1,406†	186,168†	443	45,065	5,451	5,647,681
Southland	109	10,770	546	93,729	376	75,301	230	39,275	20	64,989	69	1,279,712	..	..	48	1,332	20	1,793	787	339,280	2,648	1,972,442
Totals	2,773	336,361	7,649	1,651,065	7,734	2,111,068	3,994	1,198,214	853	2,715,241	643	9,619,931	699	155,989	709	19,190	174	8,902	7,029	1,161,164	4,035	819,732	36,292	19,796,857

* Includes Thermal Springs District leases.

† Includes agricultural leases.

NOTE.—This table includes national endowments and education endowments, but excludes other endowments administered by Land Boards.

Table 4.—LANDS DISPOSED OF UNDER THE LAND FOR SETTLEMENTS ACTS TO THE 31ST MARCH, 1927.

Land District.	Area acquired.	Area occupied by Roads and Reserves unlet.	Area of Land unlet, including Land forfeited, surrendered, or resumed and not relet, and also Land not yet offered for Selection.	Total Area purchased for Cash and made Freehold to Date.			Total Lands leased to Date.			Rent and other Payments received during the Year.	Total Receipts from Inception to 31st March, 1927.
				Number of Purchasers.	Area.	Price realized.	Number of Selectors.	Area.	Annual Rental.		
	Acres.	Acres.	Acres.		Acres.	£		Acres.	£	£	£
North Auckland	42,416	887	7,689	207	1,818	28,037	271	32,022	13,279	12,191	145,279
Auckland ..	354,320	78,116	26,542	693	124,891	286,969	913	124,770	33,370	36,611	838,029
Gisborne ..	85,533	507	9,317	44	6,228	51,188	243	69,468	24,787	24,143	195,924
Hawke's Bay ..	227,376	2,436	1	106	19,983	122,280	619	204,952	72,461	65,377	596,179
Taranaki ..	28,233	256	1,941	46	1,483	35,054	140	25,440	14,035	10,416	176,742
Wellington ..	144,045	1,128	2,687	235	9,724	102,913	912	130,507	67,528	80,310	906,633
Nelson ..	68,190	929	7,828	6	1,634	2,953	69	57,799	5,008	2,893	53,510
Marlborough ..	235,867	2,643	2,284	43	8,962	35,215	495	221,978	36,589	37,133	678,136
Westland ..	5,125	77	..	2	192	116	33	4,857	542	414	13,755
Canterbury ..	605,712	4,228	3,131	281	17,642	135,673	1,891	580,712	161,858	154,420	2,960,531
Otago ..	296,123	3,123	4,872	62	7,209	35,667	1,119	280,920	77,269	73,425	1,361,710
Southland ..	97,200	1,049	185	99	13,403	56,569	354	82,563	18,216	17,588	395,216
Totals ..	2,190,140	95,379	66,477	1,824	213,169	892,634	7,059	1,815,988	524,942	514,921	8,321,644

Table 5.—ENDOWMENT LANDS ADMINISTERED BY LAND BOARDS AND LEASED AT 31ST MARCH, 1927.

Land District.	National Endowment.			Education Endowments.			Other Endowments.			Totals.		
	Number.	Area.	Annual Rental.	Number.	Area.	Annual Rental.	Number.	Area.	Annual Rental.	Number.	Area.	Annual Rental.
		Acres.	£		Acres.	£		Acres.	£		Acres.	£
North Auckland	381	78,626	6,710	715	42,625	8,225	13	1,872	41	1,109	123,123	14,976
Auckland ..	584	181,014	7,309	237	53,175	4,488	5	1,678	43	826	235,867	11,840
Gisborne ..	71	156,088	7,907	70	39,979	8,564	1	..	4	142	196,068	16,475
Hawke's Bay ..	53	63,936	4,830	188	51,734	8,959	..	..	..	241	115,670	13,789
Taranaki ..	163	65,379	4,572	589	48,988	10,774	19	9,724	1,234	771	124,091	16,580
Wellington ..	120	68,897	4,707	506	105,636	26,593	25	18,475	765	651	193,008	32,065
Nelson ..	724	274,181	5,991	116	7,231	732	441	16,240	1,475	1,281	297,652	8,198
Marlborough ..	211	543,528	6,766	42	1,413	574	..	..	..	253	544,041	7,340
Westland ..	1,012	345,174	3,898	108	13,692	699	2	130	7	1,122	358,996	4,604
Canterbury ..	159	1,667,981	40,995	234	70,914	30,779	173	16,932	1,841	566	1,755,827	73,615
Otago ..	774	2,518,369	37,456	443	45,065	5,983	67	176,786	7,632	1,284	2,740,220	51,071
Southland ..	233	768,116	6,899	787	339,280	20,760	17	114,331	2,516	1,037	1,221,727	30,175
Totals ..	4,485	6,731,289	138,040	4,035	819,732	127,130	763	356,169	15,558	9,283	7,907,190	280,728

Table 6.—TOTAL RECEIPTS, ARREARS, AND POSTPONEMENTS OF RENT AT 31ST MARCH, 1927.

Land District.	Ordinary Crown Lands.	Land for Settlements.	Hutt Valley.	Cheviot Estate.	National Endowment Lands.	Education Endowment Lands.	Other Endowment Lands.	Miscellaneous.	Total Receipts.	Total Arrears.	Total Postponements.
	£	£	£	£	£	£	£	£	£	£	£
North Auckland	22,761	12,191	..	..	7,210	7,051	42	2,883	52,138	18,258	4,839
Auckland ..	76,790	36,611	..	..	6,713	3,301	1,525	4,346	129,286	35,220	15,839
Gisborne ..	24,418	24,143	..	..	8,443	7,918	4	585	65,511	7,513	10,815
Hawke's Bay ..	52,492	65,377	..	..	3,860	9,107	..	1,784	132,620	13,595	30,855
Taranaki ..	23,221	10,415	..	..	2,374	9,948	1,201	16,518	63,677	22,628	3,538
Wellington ..	40,146	80,310	23,568	..	5,045	28,795	1,899	15,829	195,592	49,248	35,835
Nelson ..	7,506	2,893	..	..	4,369	686	1,647	543	17,644	9,577	2,527
Marlborough ..	11,120	37,133	..	..	7,803	602	..	807	57,465	4,487	4,860
Westland ..	6,838	414	..	..	14,076	699	9	840	22,876	1,493	235
Canterbury ..	32,704	154,420	..	17,050	39,720	30,034	1,853	578	276,359	55,065	40,802
Otago ..	40,330	73,425	..	..	41,296	6,732	7,359	1,898	171,040	7,235	12,839
Southland ..	13,499	17,588	..	..	6,245	20,495	2,654	649	61,130	2,872	3,975
Totals ..	351,825	514,920	23,568	17,050	147,154	125,368	18,193	47,260	1,245,338	227,191	166,959

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