

24. Another notable effort in new development has been embarked upon in the Tuwharetoa lands, near Tokaanu. Here 3,050 acres have already been cleared and sown and a further 650 acres are in the course of being made ready for pasture.

25. Throughout all districts, 10,344 acres of new grass have been established during the year.

26. It is encouraging to note the keen interest that is being taken by the Maori owners in the development of these lands through their advisory committees, and in the main they are supplying the labour necessary to bring these two large blocks into production.

27. In addition to the above large blocks, development of many other small areas is proceeding as speedily as the supply conditions allow. Contractors with completely mechanized plant are carrying out the work from breaking to sowing.

28. Other idle areas are contiguous to or amidst land already efficiently farmed, and these areas constitute a liability to the local bodies for rates and a danger to neighbouring farms on account of noxious weeds. The attention of departmental officers is being focused on reporting on such areas, investigating the titles, and approaching the owners with a view to better use of such land.

Training of Settlers

29. Development of land to-day for settlement involves costs in excess of the debt which can be carried by the land on 1942 basis of valuation. To ensure that only worthwhile settlers obtain the benefit of this development, grading will take place, and to obtain the qualifications necessary, training facilities will be made available to selected settlers.

30. This training in some cases is being obtained in farm training establishments which have been, and are being, established in different parts of the North Island. Notable success has been obtained in this respect at Huramua, near Wairoa, where for five years ex-servicemen have been trained in dairying, sheep husbandry, and horticulture.

31. A number of these men are settled on new holdings under the Department and elsewhere. Having served its purpose, this training establishment will close when the present trainees have completed their courses. A training farm is about to be established at Maungarangi, near Tauranga, and dairy-farm training will commence there as soon as facilities are provided. Preparations for a similar farm at Pouakani, near Mangakino, are also in hand. The training afforded by these means should ensure that future settlement will be effected by trained personnel capable from the outset of handling their farming problems with confidence and ability. In addition, it will be a matter of policy to give these settlers a definite and reasonable tenure, which should provide them with a sense of security and it is believed, a greater incentive to succeed.

Tenure

32. It is obvious that to have satisfactory settlement, agreement with the owners will be necessary for the granting of long-term leases carrying substantial compensation rights. In the past, unit occupiers have been greatly handicapped by the indeterminate nature of their occupation, which has militated against best results. Action has been taken towards defining the position of every occupier and, where possible, to grant secure tenure to qualified settlers. At present the settlers enjoying satisfactory permanent occupational rights are as follows:—

(a) Sole ownerships	..	..	..	..	285
(b) Long-term leases	..	..	..	..	150

33. Statistical data is shown in Table 1.