

1909.  
NEW ZEALAND.

## “THE LAND FOR SETTLEMENTS ACT, 1908”

(REPORT ON).

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

The LAND PURCHASE INSPECTOR to the Right Hon. Sir JOSEPH WARD, Minister of Lands.

SIR,—

Wellington, 1st June, 1909.

In accordance with the requirements of the Land for Settlements Act, I submit the sixteenth yearly report of its operations for the year which ended on the 31st March, 1909.

1. The year began with negotiations for the purchase of six estates. Of these, five were completed, and the purchase of one abandoned.

2. The five new estates paid for, together with small areas added to estates previously acquired, aggregate 73,156 acres, for which £339,629 19s. 3d. was paid, and a sum of £42,795 16s. 3d. was expended on roads, workers' dwellings, and other things incidental to the acquisition of these and estates formerly purchased.

3. The total expenditure out of the Land for Settlements Account for the year 1908-9 is £382,425 15s. 6d., and brings the expenditure to date to £5,599,680. This represents the capital value of 1,195,289 acres.

4. Agreements have been made since the 31st March for the purchase of three other estates, containing 27,180 acres, which will cost about £176,246.

5. The estates actually completely purchased are situated in Wellington, Nelson, Canterbury, and Otago.

6. There were 121 estates, of 772,144 acres, offered to the Government during the year, and 45, of 349,500 acres, were inspected on the ground.

7. The Board of Land Purchase Commissioners held twenty-one meetings, at which forty-one estates were dealt with, and recommendations in favour of the purchase of fifteen properties were made.

8. A summary of the transactions shows :—

	Number.	Acres.	Prime Cost.
Estates acquired to 31st March, 1908..	.. 182	1,122,135	£4,807,369
Estates acquired in 1908-9 ..	.. 5	73,156	339,630
	187	1,195,291	£5,146,999

9. The actual income of the account amounts to £250,623 8s. 4d., and the expenditure in interest is £215,828 0s. 9d., giving a credit for the year of £34,795 7s. 7d.

10. This will be seen from the following statement of the Land for Settlement Account for the year 1908-9 :—

Dr.	£	s.	d.	Cr.	£	s.	d.
Cash and investments, 31st March, 1908 .. ..	492,062	12	4	Land purchased .. ..	339,629	19	3
Proceeds of debentures .. ..	211,721	0	0	Incidental expenses.. ..	42,795	16	3
Receipts under Land Act, sections 191 and 177 .. ..	14,630	4	6	Interest .. ..	215,828	0	9
Receipts under Land for Settlements Act, section 69 .. ..	2,417	2	2	Sinking fund .. ..	57,963	1	7
Rents .. ..	237,831	8	3	Balance, 31st March, 1909 .. ..	323,820	19	11
Interest .. ..	12,792	0	1				
Recoveries and credits .. ..	8,583	10	5				
	£980,037	17	9		£980,037	17	9

11. A new item of revenue appears in the accounts of last year and this year: Holders of leases in perpetuity under the Land Act may now convert their leaseholds into freeholds at a value agreed on at the time of conversion. Under this authority £12,162 6s. 6d. was paid into the Land for Settlements Account.

ment Account in 1908-9 and £1,032 in 1907-8, and these sums are contributions by the Land Fund. Holders of renewable leases may also pay up to 90 per cent. of the capital value of their leaseholds, and receive a relative reduction in rent. For this object £2,467 18s. is now in the account, and is a debt owing to the leaseholders.

12. The area of land opened for selection this year for the first time is 71,219 acres.

13. The area of land selected during the year, less forfeitures and surrenders, is 81,909 acres, and there is an increase of 200 tenants of rural lands, besides occupiers of workers' dwellings.

14. The total area leased, excluding workers' dwellings, is 1,053,640 acres to 4,417 tenants. Of this area, 678,923 acres are held under leases in perpetuity, 155,982 acres under renewable leases, and 218,735 acres under small grazing-runs and short tenures.

15. The area unlet at 31st March, 1909, is 141,648 acres, estimated to be worth a rental of £9,746 per annum.

16. Of the area selected 347,427 acres are now in cultivated grass, 86,731 acres in white crop, 60,371 acres in green crop, and 559,111 acres in native grass, bush, orchards, &c.

17. The total number of sheep depastured is 881,854; cattle, 60,374; horses, 15,687; and pigs, 10,044.

18. The number of tenants occupying workers' dwellings acquired under the Land for Settlements Act is now 72, and the holdings aggregate 11 acres 1 rood 37·5 perches, an average tenancy of 24 perches. There are also 36 occupiers of dwellings on ordinary Crown lands.

The rents actually collected come to £2,455 10s. 9d.

19. The purchase of private land for settlements began with the Act of 1892, and the first report of any transactions is that of Mr. S. Percy Smith in 1894. Under his chairmanship there were acquired twenty-eight estates, having an area of 86,919 acres, and costing up to 31st March, 1896, £389,315, an average price per acre of £4 10s. The rents collected that year were £5,946, equal to 1·53 per cent. of the capital cost.

20. From the passing of the Act of 1895 until 1902 Mr. McKerrow was Chairman, and purchased seventy-nine estates, making the total acquisitions at the end of his term 107 estates of 448,349 acres, the capital cost of which was £2,229,128, averaging £5 per acre nearly. The rents collected in 1902 came to £90,053, equal to 4·04 per cent.

21. At the end of the year 1908-9 the investments amounted to £5,599,680, in 187 estates, of an area of 1,195,291 acres, an average of £4 13s. 6d. per acre; and the rents collected came to £237,831, about 4½ per cent. of the capital cost.

22. In the Auckland District the returns are equal to 4·24 per cent. of the capital cost; in Hawke's Bay the returns are 4·06 per cent.; in Taranaki, 4·11 per cent.; in Wellington, 3·92 per cent.; in Nelson, 4·5 per cent.; in Marlborough, 4·61 per cent.; in Canterbury, 4·39 per cent.; in Westland, 3·92 per cent.; in Otago, 4·21 per cent.; and in Southland, 4·5 per cent.

Last year at 31st March, 1908, the rents collected were: In Auckland, 3·54 per cent.; Hawke's Bay, 4·29 per cent.; Taranaki, 4·26 per cent.; Wellington, 4·68 per cent.; Nelson, 4·85 per cent.; Canterbury, 4·7 per cent.; Otago, 4·24 per cent.; Southland, 4·98 per cent.; Westland, 4·81 per cent.; and Marlborough, 4·54 per cent.; an average for that year of 4·41 per cent.

23. Only a small area of the land acquired for workers' dwellings is yet built upon, and the revenue derived gives only a partial return for the investment.

The capital cost of these small properties is distributed as under:—

	Area. Acres.	Cost. £	Last Year's Return. Per Cent.
Auckland .. .. .	219½	39,167	2·16
Wellington .. .. .	535	115,648	0·09
Otago .. .. .	11½	10,361	5·00
Canterbury .. .. .	3½	4,568	0·07

The whole 770 acres cost 169,744, and paid 1·45% interest.

If this suburban land is omitted from the ordinary settlement lands, it would show the year's earning of the latter portion to be 4½ per cent. instead of 4¼ per cent.

24. Negotiations are in progress for the purchase of estates in Canterbury, Otago, Marlborough, Wellington, Hawke's Bay, and Southland.

The Land for Settlements Account at the 31st March, 1909, stands as under:—

Dr.	£	Cr.	£
Proceeds of loans current .. .. .	5,708,042	Purchase-money .. .. .	5,146,999
Rents, &c., received .. .. .	1,710,032	Incidental expenses .. .. .	452,681
		Interest .. .. .	1,331,980
		Sinking fund .. .. .	162,593
		Balance .. .. .	323,821
	<u>£7,418,074</u>		<u>£7,418,074</u>

The usual tables are appended.

I have, &c.,

A. BARRON,

Land Purchase Inspector,

Chairman of the Board of Land Purchase Commissioners.

The Right Hon. Sir Joseph Ward, Minister of Lands.

“THE LAND FOR SETTLEMENTS ACT, 1908.”

TABLE A.—SUMMARY of all LANDS OFFERED to the GOVERNMENT under “The Land for Settlements Act, 1908,” from 1st April, 1908, to 31st March, 1909, and how dealt with.

Land District.	Estates offered.			Recommended for Purchase.			Not recommended for Purchase.			Under Consideration by the Board on 31st March, 1909.			Withdrawn from Negotiations.		
	No.	Area.		No.	Area.		No.	Area.		No.	Area.		No.	Area.	
		A.	R. P.		A.	R. P.		A.	R. P.		A.	R. P.		A.	R. P.
Auckland ..	23	125,142	2 0	2	2,207	2 35	14	80,055	3 5	7	42,879	0 0	..	..	..
Hawke's Bay ..	19	190,758	0 2	1	8,411	0 0	9	69,765	0 0	8	97,113	0 2	1	15,469	0 0
Taranaki ..	4	9,245	0 0	1	3,746	0 0	2	4,999	0 0	1	500	0 0	..	..	..
Wellington ..	39	168,023	1 13	5	17,688	2 0	18	29,825	3 13	12	116,911	0 0	4	3,598	0 0
Marlborough ..	4	103,459	0 0	1	37,030	0 0	1	7,000	0 0	2	59,429	0 0	..	..	..
Nelson ..	2	18,085	0 0	1	2,721	0 0	..	..	..	1	5,364	0 0	..	..	..
Westland ..	1	5,940	0 0	..	..	..	1	5,940	0 0	..	..	..	..	..	..
Canterbury ..	18	94,457	3 23	1	26	0 0	6	19,636	3 23	10	61,195	0 0	1	13,600	0 0
Otago ..	10	54,296	0 0	2	25,872	0 0	5	7,312	0 0	3	21,112	0 0	..	..	..
Southland ..	1	2,737	0 0	1	2,737	0 0	..	..	..	..	..	..	..	..	..
Totals ..	121	772,143	2 38	15	100,439	0 35	56	224,534	2 1	44	414,503	0 2	6	32,667	0 0

TABLE B.—RETURN of LANDS RECOMMENDED for PURCHASE by the BOARD of LAND PURCHASE COMMISSIONERS under the above Act from 1st April, 1908, to 31st March, 1909.

Land District and Estate.	Area recommended for Purchase.	Price per Acre asked by Vendor.		Price per Acre offered by Government.		Remarks.
		£	s. d.	£	s. d.	
Auckland Land District— Tauranga Suburbs (W. Kerr) ..	A. R. P. 68 2 35	16	0 0	16	0 0	Purchased by the Agricultural Department.
Hikutaia (Alley Bros.) ..	2,139 0 0	8	5 0	6	0 0	Action deferred.
Hawke's Bay Land District— Mahia Township (G. C. Ormond) ..	2,207 2 35	..	..	..	..	By exchange for reserves of equal value.
Clydebank, Wairoa (Alex. Duff) ..	369 0 0	3	15 3	..	..	Under negotiations.
Tongio, near Napier (G. J. Mackersey) ..	9,614 0 0	4	10 0	..	..	Offer accepted by vendor.
Ngatapa, near Gisborne (S. Williamson) ..	8,411 0 0	6	10 0	5	14 2	..
..	10,697 0 0	7	5 0	7	5 0	..
Taranaki Land District— Matameatea (W. Perry) ..	29,091 0 0	10	0 0	..	..	Declined by Government.
..	3,746 0 0	..	..	..	..	..

TABLE B.—RETURN OF LANDS RECOMMENDED FOR PURCHASE by the BOARD of LAND PURCHASE COMMISSIONERS, ETC.—continued.

Land District and Estate.	Area recommended for Purchase.		Price per Acre asked by Vendor.		Price per Acre offered by Government.		Remarks.
	A.	R. P.	£	s. d.	£	s. d.	
Wellington Land District—							
Parorangi, near Feilding (E. Short)	4,535	0 0 0	15	0 0			Freehold. Declined by Government.
Loa, near Masterton (trustees J. C. Andrew)	18,267	0 0 0	3	18 3			Education reserve.
Kohiwhi (trustees Meredith Estate)	3,539	0 0 0					Under consideration.
Hataitai, Mount Victoria (Hataitai Land Company)	13	0 0 0	1,177	0 0			Workers' dwellings. Offer withdrawn.
Hylton, Wanganui (Hollaway, Hogan, and Caddy)	70	2 0 0					Declined by Government.
Brancepeth, parts of (Gwynne Williams Trust)	3,762	0 0 0	8	0 0			Under consideration.
" (A. Williams)	2,521	0 0 0	14	10 0			Since sold privately.
" (E. Williams)	3,093	0 0 0	14	0 0			Under consideration.
Carrington, adjoining (J. Kelly)	649	2 0 0	14	0 0			Recommendation declined by Government.
Ridglands, near Halcombe (E. R. Saunders)	2,330	0 0 0	17	10 0			"
Marlborough Land District—							
Greenhills (Buchanan and others)	39,770	0 0 0					Declined by Government.
Canterbury Land District—							
Orari Gorge (Messrs. Tripp)	8,090	0 0 0	6	9 0	6	5 4	Purchase agreed on.
Otago Land District—							
Ormaglade (Macdonalds Trust and Mrs. Fraser)	5,635	0 0 0					Offer declined by Government.
" (Crown lands)	17,935	0 0 0					
Matakanui (Laidlaw and Crawford)	1,178	0 0 0	3	0 0	3	0 0	Purchase agreed on.
Southland Land District—							
Ernedale, near Fairfax (L. Matson)	24,748	0 0 0	6	0 0	4	0 0	Offer declined by owner.
	2,737	0 0 0					
SUMMARY OF ESTATES DEALT WITH.							A. R. P.
Auckland ..	..	..	..	..	..	..	2,207 2 35
Hawke's Bay ..	..	..	..	..	..	..	29,091 0 0
Taranaki ..	..	..	..	..	..	..	3,746 0 0
Wellington ..	..	..	..	..	..	..	39,770 0 0
Marlborough ..	..	..	..	..	..	..	37,037 0 0
Canterbury ..	..	..	..	..	..	..	8,090 0 0
Otago ..	..	..	..	..	..	..	24,748 0 0
Southland ..	..	..	..	..	..	..	2,737 0 0
Total	..	..	..	..	..	..	147,426 2 35

TABLE C (PART I).—STATEMENT OF LANDS FINALLY ACQUIRED FOR SETTLEMENT between 1st April, 1908, and 31st March, 1909.

Land District and Name of Settlement.	Area of each Estate.	Locality of Land.	Mode of Acquisition.	Quality of Land.	From whom acquired.	Price.
Hawke's Bay Land District— Te Mata .. ..	A. R. P. .. ..	Near Hastings .. ..	By agreement.. ..	Agricultural .. ..	B. Chambers .. ..	£ s. d. 9 6 8
Wellington Land District— Carrington .. ..	5,178 2 25	Near Carterton .. ..	Compulsorily .. ..	Agricultural and pastoral .. ..	W. H. Booth and Public Trustee .. ..	39,155 0 0
Nelson Land District— Braeburn .. ..	18,111 0 38	In Mangles Valley .. ..	By agreement.. ..	" .. ..	Wylie and Page .. ..	13,727 11 10*
Marlborough Land District— Flaxbourne (part) .. ..	1,230 0 0	On Grassmere .. ..	By accretion .. ..	Agricultural .. ..	(Not included in former report) Crown lands .. ..	.. ..
Canterbury Land District— Culverden .. .. Morice (part) .. ..	25,163 3 38 10 2 38	North Canterbury .. .. Little River .. ..	Compulsorily .. .. By agreement.. ..	Agricultural and pastoral (Closed roads, &c.) .. ..	Trustee late J. Cracroft-Wilson .. .. H. White .. ..	121,251 16 2 196 9 10
Otago Land District— Kaurao Hill .. .. Okeake (part) .. .. Meadowbank .. ..	25,174 2 36 19,114 3 36 4,346 1 22 23,461 1 18	Near Oamaru .. .. Palmerston .. ..	.. .. By agreement.. ..	Agricultural and pastoral Pastoral .. .. Mainly agricultural .. ..	Messrs. Teschmaker .. .. (Balance of purchase-money) John Wither .. ..	133,804 16 6 15,940 0 0 15,544 18 3 165,289 14 9

SUMMARY.			Area.	Price.
A.	R.	P.	A.	£ s. d.
Hawke's Bay .. ..	..	..	..	9 6 8
Wellington .. ..	..	..	5,178 2 25	39,155 0 0
Nelson .. ..	..	..	18,111 0 0	13,727 11 10
Marlborough .. ..	..	..	1,230 0 0	.. ..
Canterbury .. ..	..	..	25,174 2 36	121,448 6 0
Otago .. ..	..	..	23,461 1 18	165,289 14 9
Totals .. ..	..	..	73,155 3 37	339,629 19 3

\* Part payment.

TABLE C (PART II).—ESTATES ACQUIRED SINCE 31st MARCH, 1909.

Land District and Name of Settlement.	Area.	Locality.	Mode of Acquisition.	Quality of Land.	From whom acquired.	Price.
Hawke's Bay Land District— Ngatapa .. Tongolo ..	A. B. P.					£ s. d.
	10,679 0 0	Near Gisborne ..	By agreement..	Agricultural and pastoral	S. Williamson ..	77,553 0 0
	8,411 0 0	Near Napier ..	"	"	W. H. Mackersey ..	48,000 0 0
Canterbury Land District— Orari Gorge ..	19,090 0 0					125,553 0 0
	8,090 0 0	South Canterbury..	"	"	Messrs. Tripp ..	50,693 0 0

TABLE C (PART III).—SUMMARY OF ESTATES ACQUIRED UP TO 31st MARCH, 1909.

Name of Land District.	Number of Estates acquired before 31st March, 1908.	Areas acquired before 31st March, 1908.	Number of Estates acquired from 1st April, 1908, to 31st March, 1909.	Area acquired from 1st April, 1908, to 31st March, 1909.	Total Numbers of Estates to 31st March, 1909.	Total Area to 31st March, 1909.	Purchase-money.	Incidental Expenses, Roads, Preliminaries, &c.
Auckland ..	27	A. B. P. 277,110 2 36	..	A. B. P. ..	27	277,110 2 36	£ 449,053	£ 82,103
Hawke's Bay ..	22	164,434 1 4	..	..	22	164,434 1 4	1,035,159	74,966
Taranaki ..	4	4,609 0 8	..	..	4	4,609 0 8	79,363	6,073
Wellington ..	25	55,646 0 34	1	5,178 2 25	26	60,824 3 19	473,629	60,797
Marlborough ..	9	113,749 2 21	..	1,230 0 0	9	114,979 2 21	354,463	44,905
Nelson ..	1	6,235 3 10	1	18,111 0 38	2	24,347 0 8	29,975	1,895
Westland ..	2	5,124 3 26	..	..	2	5,124 3 26	8,343	2,900
Canterbury ..	59	262,002 2 18	1	25,174 2 36	60	287,177 1 14	1,551,364	76,500
Otago ..	27	179,048 1 37	2	23,461 1 18	29	202,509 3 15	963,927	83,549
Southland ..	6	54,173 3 37	..	..	6	54,173 3 37	201,723	18,992
Totals ..	182	1,122,135 2 31	5	73,155 3 37	187	1,195,291 2 28	5,146,999	452,680

NOTE.—A summary of the progress, present position, and prospects of each settlement is published in the Lands Report, C.-1, 1908-9.

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