

1917.
NEW ZEALAND.

THE LAND FOR SETTLEMENTS ACT, 1908

(REPORTS 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 and CHAIRMAN OF THE BOARD OF LAND PURCHASE COMMISSIONERS
to the MINISTER OF LANDS.

SIR,—

Wellington, 23rd August, 1917.

I have the honour to submit the report of the Department for the year ending the 31st March, 1917.

Land for Settlements.

The number of properties considered during the year was 795, with an area of 984,788 acres. This is a very large increase over former years. Many of the areas, however, were small, while a large number were quite unsuitable for our purposes; besides, the prices asked were in many instances quite exorbitant. During the year 50,140 acres were purchased and offered for selection at a cost of £595,419. A further area of 22,862 acres has been secured, and is being prepared for settlement.

The operations of the Department have been entirely confined to the purchase of lands for discharged soldiers, and the supply is now well ahead of the demand. In some districts very few applications are being received.

With the present extreme prices ruling for all produce there is little prospect of values for land receding, therefore some simpler but still effective method may be necessary to enable the Department to provide land for soldiers at a rental they can reasonably be expected to pay.

The total area purchased up to the 31st March, 1917, is 1,606,158 acres, at a cost of £7,989,220.

Land Settlement Finance Act.

No associations have been formed during the year, and until a more workable Act is provided it is doubtful if much will be done.

Appended will be found the usual tables.

JOHN D. RITCHIE, Chairman.

TABLE A.—NUMBER OF PROPERTIES CONSIDERED DURING THE YEAR ENDING 31ST MARCH, 1917.

Land District.	Number.	Area of Estates offered.
		Aores.
Auckland	210	369,795
Hawke's Bay	48	73,444
Taranaki	74	61,918
Wellington	147	172,537
Marlborough	8	16,354
Nelson	39	26,479
Westland	4	5,284
Canterbury	144	116,139
Otago	42	51,511
Southland	79	91,327
Totals	795	984,788

TABLE B.—SUMMARY OF ESTATES ACQUIRED UP TO 31ST MARCH, 1917.

Land District.	Number.	Area.	Purchase-money.	Incidental Expenses, Improvements, Roads, &c.
		Aores.	£	£
Auckland	39	298,944	646,444	97,848
Hawke's Bay	38	240,573	1,524,792	109,015
Taranaki	6	6,085	98,940	8,076
Wellington	39	85,660	731,287	78,492
Marlborough	13	216,187	643,859	56,597
Nelson	3	27,292	34,375	4,998
Westland	2	5,125	8,343	2,941
Canterbury	117	404,700	2,718,178	117,527
Otago	47	237,101	1,218,159	104,435
Southland	15	84,491	364,843	27,343
Totals	319	1,606,158	7,989,220	607,272

TABLE C.—POSITION OF THE LAND FOR SETTLEMENTS ACCOUNT FOR THE YEAR ENDING 31ST MARCH, 1917.

Dr.	£	s.	d.	Cr.	£	s.	d.
Cash and instalments	274,846	9	9	Purchase-money	595,419	3	6
Debentures issued under the Land Laws Amendment Act, 1913, and the Finance Act, 1916	300,000	0	0	Charges and expenses— In connection with estates purchased	18,716	7	0
Receipts under section 191, Land Act, 1908	426	16	5	Other expenses	6,208	3	9
Rents	338,167	14	7				
Sales of— Crown lands	160,573	14	1	Interest paid to Consolidated Fund in respect of debentures issued	266,904	15	1
Land-for-settlements lands	99,218	0	10	Interest under subsection (8) of sec- tion 191 of the Land Act, 1908	167	19	0
Workers' dwellings on settlement lands under section 16 of the Workers' Dwellings Act, 1910	7,495	3	5	Sinking fund	38,153	1	7
Interest on securities held by Invest- ment Account	1,624	17	1	Balance	256,568	6	3
Recoveries, &c.	285	0	0				
	£1,182,137	16	2		£1,182,137	16	2

TABLE D.—POSITION OF THE LAND FOR SETTLEMENTS ACCOUNT AT 31ST MARCH, 1917.

Dr.	£	s.	d.	Cr.	£	s.	d.
Loans current	7,716,487	0	0	Purchase-money	7,989,220	3	6
Rents, &c., received	4,159,338	14	7	Incidental expenses	684,840	18	1
Sales of settlement lands	372,065	0	10	Interest	3,349,292	14	1
Sales of workers' dwellings	19,658	3	5	Sinking fund	581,333	1	7
Receipts under Land Act, section 191	8,036	16	5	Land Laws Amendment Act, sec- tion 63	130,171	0	0
Receipts under Land Act, section 177	59,700	17	1	Balance	256,568	6	3
Sale of Crown lands	644,687	14	1				
Interest on investments	10,700	17	1				
Recoveries	285	0	0				
Premium on loan	117	0	0				
Four-per-cent. stock created to cover expenses of raising loan	349	0	0				
	£12,991,426	3	6		£12,991,426	3	6

TABLE E.—RETURN OF LANDS PURCHASED FROM 1ST APRIL, 1916, TO 31ST MARCH, 1917.

Name of Owner.	Name of Estate.	Locality.	Price per Acre.	Mode of Acquisition.	Name of Settlement.	Area taken Possession of during Year and Amount paid.		Area approxi- mately not yet taken Possession of.
						Area.	Paid for Land, &c.	
Reynolds, R.	..	..	£ 20 10 0	By agreement..	Reynolds	Acres. 1,513	£ 31,007	Acres. ..
Kereone Company	..	..	12 0 0	"	Pakarau	2,573	30,877	..
Swanson, G., and Martin, D. K.	..	..	24 0 0	"	Taniwha	612	14,697	..
Perham, R. F.	..	..	7 5 0	"	Streamlands	1,474	10,688	..
Corry, W.	..	..	13 10 0	"	Tapapa	1,152	15,555	..
Taylor, J.	..	..	..	"	Te Miro	..	..	11,790
Less apportionment rates, Reynolds Settlement	..	..	..	..	..	7,324	102,824	11,790
Perry, A. L.	..	..	12 0 0	By agreement..	Tututawa	..	13	..
White, F. C.	..	..	18 7 6	By agreement..	Watea	1,024	18,816	..
Thompson, W. J.	..	..	15 0 0	"	"	551	8,265	..
Beamish, N. E.	..	..	..	"	Otamauri	..	35,635*	..
Johnston, A. B., S. M., and Riddiford, J. M.	..	..	..	"	..	..	..	3,752
Add apportionment rates, Watea Settlement†	..	..	..	..	..	1,575	62,716	3,752
Thompson, F.	..	..	20 0 0	By agreement..	Fairfield	..	6	..
Whisker, J. T. H., and Harper, E.	..	..	35 0 0	"	Makowhai	1,020	20,395	..
McKelvie, J. F.	..	..	42 0 0	"	"	676	23,677	..
Simpson, A. J.	..	..	41 0 0	"	"	494	20,771	..
Hall, W. A. J.	..	..	45 0 0	"	"	179	7,342	..
Holmes, J. S., C. C., and C. M.	..	..	8 0 0	"	Tiraumea	100	4,312	..
Gray, W. J., A. W., M. L., and A. H.	..	..	30 0 0	"	Greystoke	10,135	81,080	..
Hammond, J.	..	..	..	"	Putorino	1,067	32,010	..
Less mortgage taken over and interest, Greystoke Settlement	..	..	..	..	..	..	..	953
	..	..	..	..	..	13,671	189,787	953
	..	..	..	..	..	..	4,347	..
	..	..	..	..	..	..	185,440	..

* Amount of mortgage and interest.

TABLE E.—RETURN OF LANDS PURCHASED FROM 1ST APRIL, 1916, TO 31ST MARCH, 1917—continued.

Name of Owner.	Name of Estate.	Locality.	Price per Acre.	Mode of Acquisition.	Name of Settlement.	Area taken Possession of during Year and Amount paid.		Area approximately not yet taken Possession of.
						Area.	Paid for Land, &c.	
Watts, E. M.	Erina	MARLBOROUGH. Wairau Valley	£ s. d. 5 5 0	By agreement..	Erina	Acres. 7,533	£ 39,550	Acres. ..
Ross, D.	Seaforth	CANTERBURY. Washdyke	30 0 0	By agreement..	Seaforth	515	15,448	..
Hamilton, G. L. and others	Clayton	..	2 15 0	"	Clayton	2,171	5,969	..
Bray, J.	..	Near Fairlie	12 10 0	"	Cricklewood	1,067	13,334	..
Wills, D.	..	Cricklewood	14 0 0	"	"	840	11,754	..
Elworthy, H. J.	..	Near Timaru	15 0 0	"	Craigmore	626	9,396	..
Verity, C. H.	..	"	(14 10 0)	"	"	399	5,792	..
Higginbotham, S.	..	"	(10 10 0)	"	"	640	6,722	..
Baxter, T.	..	Seaford	14 5 0	"	"	439	6,258	..
Holley Bros.	..	Leeston	8 0 0	"	Seaford	1,327	10,618	..
McGregor, F. L.	..	Burke's Township	40 0 0	"	Leeston	198	7,924	..
			..	"	Burke	61	600	..
Deduct apportionment rates, Seaforth Settlement	..	..	..	..	..	8,283	93,815	..
			..	..	..	..	47	..
Telford, W.	Clifton	ORAGO. Waivera	10 0 0	By agreement..	Clifton	5,546	55,457	..
Campbell, R., and Sons (Limited)	Galloway	Alexandra South	..	"	Galloway	586	3,502	..
			..	..	..	6,132	58,959	..
Merrivale No. 1 Land Settlement Association	Merrivale No. 1 Land Settlement Association	SOUTHLAND. Merrivale	..	By agreement..	Merrivale No. 1	2,276	19,006	..
Merrivale No. 2 Land Settlement Association	Merrivale No. 2 Land Settlement Association	"	..	"	" No. 2	1,881	15,953	..
Lamont's Trustees	..	Woodlands	11 10 0	"	Lamont	736	8,466	..
Stalker Bros.	..	Edendale	..	"	Oteramika	..	..	505
			..	..	..	4,893	43,425	505
			..	..	..	50,140	595,419	17,000

TABLE F.—LAND-SETTLEMENT FINANCE ASSOCIATIONS INCORPORATED UP TO 31ST MARCH, 1917.

Association.	Locality.	Name of Owner.	Area.	Purchase-money.	Number of Members.	Area of Allotment.
AUCKLAND.			Acres.	£		Acres.
Eureka ..	Eureka ..	G. Howie ..	824	15,870	5	100, 188, 200, 185, 151.
Tainui ..	Matangi ..	W. Ranstead ..	466	6,520	5	112, 50, 50, 82, 172.
Komata South ..	Komata South ..	Hubbards and Hubbards's executors	658	9,990	5	176, 158, 89, 104, 131.
Hikutai ..	Hikutai ..	G. Alley ..	839	7,663	8	180, 180, 129, 110, 145, 95.
Melrose ..	Te Aroha ..	G. W. Mace ..	858	6,466	5	169, 169, 176, 176, 168.
Martha ..	Hinuera ..	McGuire and Miller	1,698	10,245	10	174, 172, 184, 184, 185, 198, 200, 100, 101, 200.
Glengariff ..	Ohaupo ..	Greenslade, Mrs. ..	1,088	15,237	9	152, 185, 130, 155, 156, 208, 102.
Dunlop ..	Kaipaki ..	Sturges, W. N. ..	450	5,967	5	110, 123, 63, 76, 78.
Waipa ..	Te Awamutu ..	McGovern, F. ..	678	11,186	5	100, 101, 138, 176, 163.
Mimosa Downs ..	Walton ..	Hutchinson, C. Q. ..	1,009	8,582	7	196, 130, 270, 170, 243.
Walton ..	" ..	Butler, R. ..	1,182	13,008	9	200, 200, 200, 205, 117, 138, 122.
Waitangi ..	Waiuku ..	Sinclair, W. F. ..	1,014	9,637	5	200, 200, 205, 205, 204.
Pukekawa ..	Pukekawa ..	Morrison, R. E. ..	690	4,840	6	150, 133, 150, 53, 204.
Moana Vale ..	Roto-o-rangi ..	Paine, F. ..	1,812	13,474	11	150, 150, 141, 190, 200, 300, 262, 420.
Lansdowne ..	Walton ..	Mapp, F. H. and W. ..	773	8,506	7	160, 159, 118, 124, 212.
Woodside ..	Matangi ..	Goodwin, E. G. W. and A. ..	1,294	24,583	11	170, 130, 153, 100, 78, 101, 195, 92, 83, 141, 51.
Paparamu ..	Near Tirau ..	Harris, Harry ..	865	10,338	6	175, 168, 169, 199, 153.
Clarkin ..	Komokorau Survey District	Clarkin, John ..	623	15,000	7	77, 81, 100, 100, 95, 68, 100.
Hoururangi ..	Near Te Aroha ..	Edwards, C. B. ..	374	5,048	5	72, 71, 61, 62, 108.
			17,195	202,155	131	
HAWKE'S BAY.						
Korokipo ..	Korokipo ..	J. E. Lane ..	670	16,630	7	64, 102, 79, 162, 101, 112, 50.
Matamau ..	Matamau ..	Lloyd, T. H. G., and Tansey, M. ..	1,459	24,789	12	112, 114, 127, 114, 166, 181, 188, 141, 122, 194.
Blairgowrie ..	Near Dannevirke	Ross, R. B. ..	1,483	23,681	9	155, 153, 153, 149, 167, 167, 195, 176, 138.
			3,612	65,100	28	
WELLINGTON.						
Nikau Grange ..	Ashhurst ..	Messrs. Fraser ..	672	18,830	6	130, 141, 145, 133, 123.
Moorfield ..	Kimbolton ..	E. H. Crabbe ..	807	16,948	5	150, 184, 191, 150, 132.
Auchmore ..	Okoia ..	McGregor, J. ..	633	14,570	7	120, 101, 100, 115, 64, 55, 78.
Glencairn ..	Turakina ..	Bruce, J. ..	1,599	33,567	6	28, 25, 61, 105, 110.
Quilltown ..	Wanganui ..	Whiteman, E. H. ..	329	11,587	8	178, 52, 140, 75, 147, 143, 171.
Otauri ..	Hunterville ..	Simpson, R. K., A.G., and R. K. jun. ..	906	21,524	12	95, 135, 184, 199, 147, 169, 199, 186, 94, 95, 95.
Lake Alice ..	Near Marton Junction	Meyer, J. C., jun. ..	378	10,270	7	46, 60, 141, 65, 65.
			5,324	127,296	51	
MARLBOROUGH.						
Clifton Grove ..	Lower Wairau ..	Haywood, A. E. ..	368	15,307	5	70, 65, 38, 41, 71, 83.
WESTLAND.						
Harihari ..	Harihari ..	Rasmussen, T. V. ..	586	3,223	5	117, 117, 117, 117, 117.
CANTERBURY.						
Brookland ..	Winchester ..	R. Brookland ..	400	9,621	5	53, 68, 93, 65, 121.
Waitohi Downs ..	Temuka ..	D. Shaw, jun. ..	1,021	12,636	6	178, 197, 200, 223, 223.
Melville Downs ..	Fairlie ..	Black, William ..	1,023	12,280	5	197, 224, 198, 208, 196.
Gleniffer ..	Beautiful Valley	Macaulay, A., and Mrs. Dick	852	10,277	5	160, 200, 164, 164, 164.
Wentnor ..	" ..	North, W. B. ..	1,113	12,248	5	207, 207, 206, 218, 275.
Chastleton ..	Pleasant Valley ..	Harris, E. ..	1,528	10,885	5	279, 333, 335, 276, 305.
Owersby ..	Fairlie ..	Dixon, R. A. ..	2,181	17,992	8	213, 248, 252, 256, 242, 284, 385, 301.
Kelman ..	Lowcliffe ..	Kelman, A. W., F. B., and J. A. ..	863	13,283	6	186, 115, 112, 100, 250, 100.
Trentham ..	Fairlie ..	Langridge, A. G., and Crampton, G. W. ..	1,631	15,498	7	260, 260, 217, 264, 226, 300, 104.
Eiffelton ..	Lowcliff ..	Henderson, J. E. A. and M. L. ..	535	14,976	7	79, 66, 79, 79, 78, 77.
Angland ..	Arowhenua ..	Quinn, D. ..	292	8,746	5	100, 48, 42, 54, 48.
			11,439	138,442	64	
OTAGO.						
Bruce ..	Kakanui ..	Bruce, G. ..	205	6,368	5	39, 40, 76, 25, 25.
SOUTHLAND.						
Merrivale No. 1 ..	Merrivale ..	Ellis, J. C. ..	2,276	16,560	11	305, 376, 293, 178, 250, 199, 169, 257, 249.
" No. 2 ..	" ..	" ..	1,880	14,074	8	184, 157, 297, 310, 275, 315, 342.
			4,156	30,634	19	
			42,885	588,525	308	

TABLE G.—LAND-FOR-SETTLEMENTS ESTATES ACQUIRED SINCE 31st MARCH, 1917, OR PURCHASED BEFORE AND NOT DEALT WITH.

Name.	Estate.	Locality.	Area.	Price.	Possession.
			Aores.	£	
Taylor, J.	Maungakawa ..	Cambridge, Auckland..	11,790	53,553	July 2, 1917.
Close, J.	Pakaraka ..	Near Ohaeawai, Auckland	1,076	17,400	Feb. 28, 1918.
Alexander Bros. ..	..	..	345	4,830	Feb. 28, 1918.
Parkes, H. and G. ..	..	Near Kaponga, Taranaki	397	15,000	June 30, 1917.
Johnston, A. B., S. M., and Riddiford, J. M.	Awanui ..	Takapau, Hawke's Bay	3,754	51,237	July 18, 1917.
Hook, T. W.	..	Near Wanganui, Wel- lington	573	5,730	Nov. 28, 1917.
Hammond, J.	Merchiston ..	Near Rata, Wellington	911	36,004	June 29, 1917.
Late Hon. W. Johnston ..	Highden ..	Near Feilding, Welling- ton	470	30,550	Mar. 28, 1918.
Matheson, D.	..	Hope S.D., Nelson ..	71	355	Aug. , 1917.
Bridges' Trustees ..	Homebrook ..	Southbridge, Canterbury	1,127	27,329	July 31, 1917.
Westcott, R. and W. ..	..	Dumbarton, Otago ..	1,843	20,693	Mar. 29, 1918.
Stalker Bros.	..	Edendale, Southland ..	505	11,627	Sept. 15, 1917.
			22,862	274,308	

Approximate Cost of Paper.—Preparation, not given ; printing (800 copies), £7 10s.

By Authority : MARCUS F. MARKS, Government Printer, Wellington —1917.

Price 6d.]