



T. N. BRODRICK, ESQ., O.B.E., L.S.O., UNDER-SECRETARY, 1915-22.

1922.
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, 26th June, 1922.

I have the honour to submit herewith the annual report on the settlement of Crown land for the year ended 31st March, 1922.

I have, &c.,

J. B. THOMPSON,

Under-Secretary.

The Hon. D. H. Guthrie, Minister of Lands.

REPORT.

REVIEW OF PAST YEAR.

Generally speaking, good seasons were experienced all over the Dominion, the one exception being Hawke's Bay, where the fourth consecutive dry year hampered farming operations considerably. The mild winter of 1921 was followed by a good spring and summer, whilst autumn rains left the ground in a very good condition. Unfortunately, the very low prices realized for wool, meat, and dairy-produce militated against a satisfactory financial result.

The prices for store cattle and other stock having fallen very considerably, it was noticed that many farmers went in for dairying in place of sheep, with the result that the dairying industry extended throughout New Zealand, and the year was a record one for the production of butter and cheese. Notwithstanding the decreased returns experienced by farmers, improvements were effected to a considerable extent, although the shortage of money prevented as much being done as was desired in this respect.

One feature that was noticed during the year was the lessened changes of ownership of farm lands; and in many cases where private lands had been disposed of during the preceding two or three years at high prices, including heavy mortgages to the vendors, the purchasers were unable to make ends meet and had to relinquish the holdings, which came back into the hands of the mortgagees or previous owners.

An upward tendency may, however, now be noticed, both as regards prices of produce and conditions generally. At the date of writing the price for butter and butterfat has hardened, whilst there is a steady increase in the prices realized for wool, and it is hoped that the corner has been turned and that the farmers of New Zealand will soon be in the same satisfactory condition that they were in in past years.

LANDS SELECTED AND AVAILABLE.

During the year 310,076 acres were selected by 1,710 persons. This must be regarded as very satisfactory in the circumstances, and it will be noticed that the average holding is less than 200 acres.

As regards lands available for selection, over 400,000 acres is open for application by the general public, and an area of about 25,000 acres is open for selection by discharged soldiers only. It must be added that discharged soldiers have preference at ballots for lands open for general application, so that they are given every facility for acquiring land should they desire to do so.

In previous years it was the custom to set aside all good land for selection by discharged soldiers only, but as the demand has now fallen off it has been found advisable to withdraw the land from Proclamation under the Discharged Soldiers Settlement Act and open it under the ordinary conditions of the Land Act. Up to the 31st March last 114,819 acres of land had been so dealt with.

There still remains a further area of nearly two and a half million acres, a large portion of which is now in process of survey and subdivision for settlement. Further particulars of this area are given in the annual reports of the respective Commissioners of Crown Lands, printed in Appendix I.

THE UREWERA LANDS ACT, 1921-22.

This Act gave legislative sanction to the arrangement for the consolidation of the Crown's purchases and of the non-sellers' interests in the Urewera Native Reserve.

Prior to the arrangements for consolidation being made the Crown had acquired by individual purchase interests in forty-four blocks, representing an area of 345,076 acres. These interests being undefined, and affecting forty-four blocks, were not available for settlement. To make them so available it was necessary to have them defined, which in the ordinary course would have given the Crown a separate interest in each block in which purchases had been made,

A scheme of consolidation of the interests of the Crown and the non-sellers was therefore arranged. Meetings were held at Ruatoki and elsewhere between representatives of the Lands and Native Departments and the Native owners, and eventually the Crown obtained a composite block capable of being opened up for settlement as soon as the necessary surveys and boundary adjustments have been completed.

The Crown obtained from the Natives under the consolidation scheme land to the value of £20,000 to cover cost of arterial roads, and a further area is to be given to cover survey costs. These arrangements established a principle in connection with purchases of Native lands which no doubt will be followed in all similar cases, and which will expedite the settlement of these lands.

LEGISLATION.

The following is a brief summary of the legislation affecting the operations of this Department which was passed during the last session of Parliament :—

Land Laws Amendment Act, 1921-22.—This Act, which contains twenty-five sections, is subdivided into two parts :—

Part I gives effect to certain recommendations made by the Southern Pastoral Lands Commission, which in 1920 inquired into the conditions with respect to the occupation of pastoral runs in the South Island. The principal provisions are as follow : Section 4 does away with the necessity of classifying pastoral runs into two classes—pastoral and pastoral-agricultural lands—and also with the necessity of appointing special Commissioners to make such classification. Section 5 enables a pastoral lease to be issued for a term not exceeding thirty-five years, instead of twenty-one years as hitherto. Section 6 prescribes the improvements to be effected on pastoral leases. Section 7 authorizes the postponement of payment of rent in special cases for terms not exceeding three years, thus granting to pastoral lessees a concession not hitherto obtainable by them. Section 8 authorizes an extension of a pastoral lease for a period not exceeding seven years in cases where the lessee has suffered substantial loss owing to any general financial stringency. Section 9 provides that the determination by the Minister to subdivide a pastoral run shall be made, where practicable, not later than two years prior to the expiration of the lease. Sections 10, 11, 12, and 13 give facilities for the acquisition, subject to certain conditions, of the fee-simple of pastoral runs in cases where the areas thereof are regarded as not more than sufficient for the maintenance of lessees and their families. Section 14 authorizes the extension for another term not exceeding fourteen years of all pastoral leases having a term of not less than fourteen years, and, subject to the consent of the Minister of Education or other controlling authority, of all leases of education reserves or endowments administered by a Land Board which comprise pastoral land. Section 15 authorizes the renewal of a lease of an education reserve subject to the provisions of Part VI of the Land Act, 1908, with the consent of the Minister of Education, in cases where the reserve is suitable only for pastoral purposes and unsuitable for subdivision.

Part II of the Act is of a general character. Section 17 enables the term of a deferred-payment license to be extended for a further period of five years, and the instalments payable thereunder to be reduced accordingly, so that the position of licensees in a time of stringency can be eased financially. Section 18 authorizes the extension for a further period of five years of all small-grazing-run leases of Crown or settlement land which are due to expire within five years from the 11th February, 1922. Section 20 makes compulsory the prior consent of the Minister to all forfeitures. The remaining sections are what may be termed “ machinery ” measures, embodying improvements in the land laws which have been found necessary in the course of experience.

Discharged Soldiers Settlement Amendment Act, 1921-22.—Sections 2 to 13 of this Act prescribe the procedure to be followed in realizing properties mortgaged under the principal Act which come into the possession of the Crown through foreclosure. Section 14 provides that the consent of the Minister of Lands must be obtained to all conveyances, transfers, &c., of interests mortgaged as above mentioned. Section 15 authorizes the conversion of a deferred-payment license to a renewable lease, thus enabling a discharged soldier to have the benefit of a tenure which will make less of a demand on his immediate financial resources. Section 16 empowers the Minister to postpone for a period not exceeding three years the due date of payment by discharged soldiers of instalments of principal and interest payable under their mortgages. Section 17 empowers the Governor-General, by Proclamation approved in Council, to declare that on and after such date as may be therein specified such benefits of the principal Act as may be specified therein may be conferred on South African veterans.

Hunter Gift for the Settlement of Discharged Soldiers Act, 1921.—This Act makes the necessary provision for the administration of the moneys derived from the sale or lease of the block of land conveyed as a gift to the Crown by Sir George Hunter for the settlement of discharged soldiers.

Public Reserves and Domains Amendment Act, 1921-22.—Section 2 authorizes the Governor-General to increase from ten to fifteen the number of days on which the public can be charged for admission to public reserves. Section 3 empowers Domain Boards to authorize charges for admission by the public to recreation reserves and domains on ten days in any one year, and empowers the Governor-General to increase the number of such days from ten to fifteen in special cases. Section 4 gives power by which portions of domains can be set apart as sites for public halls, and gives facilities for the erection of public halls on domains, and the making of charges for admission thereto, &c. Sections 5, 6, and 7 have been enacted for the purpose of enabling trustees of racecourse reserves to control more effectively the admission of undesirable persons to racecourses.

Urewera Lands Act, 1921-22.—This measure has been enacted for the purpose of giving effect to certain arrangements entered into between the Crown and the Native owners of lands, comprising

about 656,000 acres, in the Urewera district, and provides the machinery necessary for giving effect to these arrangements.

Expiring Laws Continuance Act, 1921-22.—Under section 2 of this Act the operation is continued until the 31st December, 1922, of section 42 of the Land Laws Amendment Act, 1914, which empowers the Minister of Lands to exempt Crown lessees from any conditions in their leases with respect to rotation of crops.

Finance Act, 1921-22.—Section 15 of this Act provides that the proceeds of all rates levied under the Hauraki Plains Amendment Act, 1911, shall be paid into the Hauraki Plains Settlement Account, and that payments in respect of maintenance of works carried on under the authority of the Hauraki Plains Act, 1908, may be made without any further appropriation out of moneys standing to the credit of that account.

Reserves and other Lands Disposal and Public Bodies Empowering Act, 1921-22.—This Act, which authorizes special dealings with public reserves and other lands, and gives special powers to certain public bodies, &c., contains 138 sections and five schedules, relating in most cases to matters of purely local interest.

NATIONAL ENDOWMENT.

The area in the national endowment was reduced during the year by 5,798 acres (as shown in parliamentary paper C.-14). Of the area set aside, 6,979,274 acres were held on lease or license at the 31st March by 4,445 tenants, paying an annual rental of £137,550, and 1,636,562 acres (partly, however, covered by existing leases) have been set aside as provisional State forests.

REVALUATIONS.

Notwithstanding the difficult times experienced by the majority of farmers during the past year, only seven Crown leaseholds were revalued under section 15 of the Land Laws Amendment Act, 1915, resulting in a reduction in capital value from £10,579 to £8,360, and in annual rental from £492 to £388. Up to the 31st March the total revaluations made numbered 467; the aggregate capital value being reduced from £1,118,230 to £893,990, and the annual rental from £50,700 to £40,529.

FORFEITURES AND SURRENDERS.

Crown tenants to the number of 468 had their holdings forfeited for non-compliance with the conditions of their leases. The area involved was 101,025 acres, and the annual rental £8,280. In addition 200 tenants voluntarily surrendered their leases over an area of 162,485 acres, with an annual rental of £8,885. A considerable proportion of the lands forfeited were held under miscellaneous and temporary leases and licenses. In the case of lands held on permanent tenures forfeiture is resorted to only after every reasonable means have failed to produce improvement and where it is evident that the lessee is unable or unwilling to fulfil the obligations of his tenancy.

RECEIPTS.

The gross receipts for the year amounted to £1,215,040. Of this sum £473,642 was derived from ordinary Crown lands; £456,427 from lands held under the Land for Settlements Act (including Cheviot Estate); £132,201 from the national endowment; and £105,370 from education endowments.

This shows a decrease of £520,443 from last year's record amount, mainly accounted for by the great falling-off in the acquisition of freeholds, and recording more or less faithfully the reduced income derived from primary products. It is instructive to note that the returns from the South Island, where land-values were not inflated to any great extent, compare a good deal more favourably with last year's figures than those received from the North Island.

REBATES.

For prompt payment of rent 14,894 Crown tenants were granted the usual rebate in terms of section 116 of the Land Act, 1908, and section 55 of the Land for Settlements Act, 1908. Total rebates granted amounted to £45,100.

ARREARS.

Rents in arrear at the 31st March amounted to £167,838, an increase of £104,379 from last year. It was hoped when last year's figures were published that the position would materially improve during the following period; but the unsatisfactory prices current, together with various other contributory factors, militate against early improvement, and the Department is now confronted with the onerous task of reducing as much as possible its heavy rental arrears while at the same time conserving the interests of the tenants. The Department recognized that the abnormal conditions encountered demanded special treatment, and the various Land Boards have given every consideration to those tenants who were endeavouring to work their farms to the best advantage. It is confidently anticipated that as normal conditions return tenants will in their own interests discharge their arrears as promptly as increased incomes will permit; until that time comes they can rely upon receiving fair and considerate treatment to help surmount their present difficulties.

POSTPONEMENTS.

Postponements of payment of rent were granted to 1,154 tenants during the year. The amount involved was £133,032. At the 31st March £102,549 remained postponed on account of 939 tenants. Postponement has been found a valuable means of affording relief to settlers temporarily embarrassed financially; but it is essential that the temporary nature of the relief that can be given in this way should be adequately emphasized.

EXPENDITURE.

Summary of Expenditure approved during the Year ended 31st March, 1922.

Name of Vote or Account.	Net Amount voted.	Gross Expenditure.	Recoveries.	Net Expenditure.
<i>Consolidated Fund.</i>				
	£	£ s. d.	£ s. d.	£ s. d.
Lands and Survey	198,144	292,396 6 8	109,713 8 1	182,682 18 7
Lands and Survey, Miscellaneous	56,226	49,670 14 6	16,682 3 9	32,988 10 9
Land for Settlements Expenses	13,368	8,873 2 5	312 8 9	8,560 13 8
Scenery-preservation Account.. .. .	68,293	58,400 3 3	156 5 0	58,243 18 3
Discharged Soldiers Settlement Account: Expenses of Management	40,000	39,997 6 11	..	39,997 6 11
Totals	376,031	449,337 13 9	126,864 5 7	322,473 8 2
<i>Public Works Fund.</i>				
Improved-farm Settlements	30	..	16 0 0	Cr. 16 0 0
Lands, Miscellaneous	25,033	17,549 11 2	71 3 9	17,478 7 5
Totals	25,063	17,549 11 2	87 3 9	17,462 7 5
<i>Land for Settlements Account.</i>				
Roads to open up Lands for Settlement	50,400	52,817 16 3	1,346 12 6	51,471 3 9
Totals	50,400	52,817 16 3	1,346 12 6	51,471 3 9
<i>Other Accounts.</i>				
Land for Settlements Account	..	32,943 2 11	..	32,943 2 11
Land for Settlements Account: Discharged Soldiers Settlement Account	..	39,913 19 9	..	39,913 19 9
Rangitaiki Land Drainage Account (sections 7 and 8, Rangitaiki Land Drainage Act, 1910)	..	81,858 11 1	1,061 5 11	80,797 5 2
Hauraki Plains Settlement Account (section 93, Reserves, &c., Act, 1916)	..	126,234 4 8	670 5 9	125,563 18 11
Swamp Land Drainage Account (section 95, Reserves, &c., Act, 1916)—	..	..	..	..
Kaitaia	..	30,785 18 5	81 4 0	30,704 14 5
Waihi	..	22,333 6 4	10 7 6	22,322 18 10
Poukawa	..	155 15 0	..	155 15 0
Hikurangi	..	38,201 0 11	29 15 6	38,171 5 5
General	..	1,713 16 3	1,012 12 8	701 3 7
Kauri-gum Industry Account	..	49,349 10 10	4 7 10	49,345 3 0
National Endowment Account	..	9,569 19 9	..	9,569 19 9
Native Land Settlement Account	..	41,308 16 0	8 19 6	41,299 16 6
Special Acts, Refunds, Deposits, &c.	..	36,767 15 11	..	36,767 15 11
Waimarino Bush-fire Relief Account	..	2,048 16 11	..	2,048 16 11
Discharged Soldiers Settlement Account	..	3,532,039 4 6	..	3,532,039 4 6
Totals	..	4,045,223 19 3	2,878 18 8	4,042,345 0 7
Grand totals	..	4,564,929 0 5	131,177 0 6	4,433,752 0 9

ACQUISITION OF LAND BY PERSONS OF ENEMY ORIGIN.

In accordance with the provisions of Part I of the War Legislation and Statute Law Amendment Act, 1918, a number of applications for licenses covering transactions in land were dealt with by the Department. Each application is dealt with on its merits, and special licenses granted covering the particular transaction where the surrounding circumstances warrant favourable consideration.

During the year under review 298 licenses were issued, chiefly for mortgage transactions and small properties required for residential purposes.

RANGERS' INSPECTIONS.

The Crown Lands Rangers have again had a strenuous year. In a few districts they have been able to devote a good deal of attention to the work of statutory inspections; but as a general rule the vast number of inspections required in the valuation of stock and improvements, &c., for discharged soldiers has fully occupied their time.

INSPECTION OF OFFICES.

During the year the whole of the District Offices have been inspected, and care has been taken to see that proper and adequate checks are applied for the safeguard of revenue. Special visits are made by the Inspector for this purpose, and many notices asking for a verification of outstandings appearing on the books have been issued to the tenants.

During each annual inspection all phases of work conducted by the Department are carefully investigated, and special attention is paid to the securities under the Discharged Soldiers Settlement Act, in order that the Department may run no risk of loss owing to defective documents.

It is also the duty of the Inspector to report on all members of the clerical staff, the manner in which they perform their duty, &c., also to endeavour to arrange for uniformity of practice in the various offices. Such reports are of much value in connection with transfers or promotions.

The Inspector has necessarily to use the utmost tact in the discharge of his duties, to be thorough in his work, and at the same time be fearless and impartial in his criticisms and investigations. In this connection the Inspector has discharged his duties in a very efficient manner and at the same time has acted as an advisor to junior officers. The Inspector has gained the confidence of the staff, which is of material importance.

STAFF OF DEPARTMENT.

On the 31st March, 1921, there were in the employ of the Department 648 permanent officers and 82 temporary officers, or a total of 730. During the ensuing twelve months, in consequence of the Government's decision to reduce staffs wherever possible, 19 officers were retired on superannuation, whilst 9 more had their services terminated under sections 12 and 51 of the Public Service Act, 1912. In addition 26 officers resigned from the Service, 5 officers were transferred to other Departments, and 5 officers died; whilst the services of many temporary officers were also dispensed with. To balance this, 57 officers were newly appointed or transferred from other Departments. The result was that at the 31st March, 1922, there was a decrease of 47. The staff now consists of 631 officers permanently appointed and 42 officers temporarily appointed, or a total of 683.

DEPARTMENTAL CHANGES.

The following are the respective changes in the personnel of the Department that took place during the year:—

Deaths.

Harold Armstrong, draughtsman and computer in the Napier office of the Department, died on the 19th June, 1921. He carried out good work in several offices, having proved himself to be an exceptionally reliable officer who never spared himself in the performance of his duties.

Alexander Francis Browne, draughtsman in charge of the Native Branch of the Napier office, died on the 21st April, 1921. He was an officer with high ideals who served the Department faithfully and with ability, and during his term of service in the Gisborne and Napier offices had shown himself a careful and reliable officer.

Robert Leckie, Chief Clerk, Christchurch office, had been in the service of the Department since the 1st March, 1885. He was formerly Private Secretary to the Minister of Lands, and subsequently was a member of the staff of the Auckland office. He was promoted to be Chief Clerk in the Christchurch office and Secretary to the Canterbury Land Board on the 3rd October, 1911. He manifested a keen interest in his work, proving himself zealous, tactful, and reliable, and during the stress of work in connection with discharged-soldier settlement afforded very valuable assistance to the Government. Unfortunately, he had a breakdown in health in October, and died at Rotorua on the 1st November.

George John Logan, a draughtsman in the Blenheim office, died on the 20th May, 1921. He had been a member of the Expeditionary Force, and returned from service with impaired health. Mr. Logan first worked on the staff of one of the Government surveyors, and was subsequently appointed to the draughting staff of the Blenheim office, where he proved himself to be a steady, conscientious, and willing officer.

N. S. C. Porch, Record Clerk in the Auckland office, died suddenly on the 13th September last. He had been on the Clerical Branch of the Department since October, 1905, his service being mostly in the Auckland office, where he carried out his duties in a very satisfactory manner.

Retirements.

The principal retirement from the Department during the year was that of Mr. Thomas Noel Brodrick. Although the date of his retirement was not until after the close of the period covered by this report, it is more convenient to include it with the retirements for the preceding twelve months. Mr. Brodrick served his survey apprenticeship with the late Hon. G. F. Richardson, and passed his examination as a surveyor before entering the Public Service. He joined the Department on the 9th May, 1877, first taking up duty as an assistant surveyor on Banks Peninsula, Canterbury, and after performing many services of a diverse character in the Canterbury District he was

appointed District Surveyor on the 1st April, 1888, and stationed at Timaru. When in Canterbury he carried out many mountain surveys, which comprised and included the discovery and mapping of a new route to the west coast from Lake Ohau to Paringa; the mapping of the Tasman, Mueller, Hooker, Murchison, Classen, Godley, and Richardson Glaciers, and the surrounding country. This work involved the measurement of the rates of travel of the glaciers, the formation of roads and tracks, and the building of the Ball and Malte Brun huts, on the Tasman Glacier. In 1904 he was deputed to classify, value, and subdivide the Flaxbourne Estate, of 57,000 acres, in Marlborough. On the 1st July, 1906, he was appointed Land Officer and Inspector of Surveys in the Gisborne office. While there he was a member of the Tairāwhiti District Māori Land Board. In May, 1909, he was promoted to be Commissioner of Crown Lands and Chief Surveyor for Hawke's Bay; and on the 1st August, 1910, was appointed to a similar position in the Canterbury Land District. Two years later he was transferred to the Wellington District, and on the 1st August, 1915, was appointed Under-Secretary of the Department. While filling this latter position he had a very strenuous term of office owing to the inauguration of the discharged-soldier-settlement policy, and in recognition of the work he did in connection therewith he was awarded the Order of the British Empire, and in 1920 he was made a member of the Imperial Service Order. In addition to the duties specified above he was appointed and acted as Surveyor-General from May to October, 1920, and was a member of the Land Purchase Board from 1909 until his retirement. As Under-Secretary he was *ex officio* a member of the New Zealand Air Board and of the State Advances Board. When acting as Commissioner of Crown Lands he was also Conservator of State Forests for the district; a member of the Scenery Preservation Board, the Workers' Dwellings Board, Surveyors' Board of Examiners, and when in Canterbury was a member of the Taieri Drainage Commission and Chairman of the Summit Road Scenic Board and Selwyn Plantation Board. It will be seen from the lengthy list of duties entrusted to him that his responsibilities were very heavy and continuous, but his administration of the land policy of the Government, including the settlement of discharged soldiers, merited the whole-hearted confidence that was afforded him and maintained the high standard set by his predecessors. When retired on superannuation at the age of sixty-six he carried with him the universal respect and esteem of the officers of the Department.

Other retirements included the following:—

William John Wheeler: Land Officer and Inspector of Surveys, Gisborne, retired on superannuation on the 31st March last, having completed forty-seven years' service. During this term he served in the Wellington, Hawke's Bay, and Auckland Districts, and executed many important surveys. Being a Māori linguist and holding a Native interpreter's license, he was of great assistance when dealing with the surveys of Native lands, and carried out the duties entrusted to him in a conscientious and zealous manner.

Follett Carrington, Chief Draughtsman, New Plymouth, retired on superannuation on the 1st July, 1921. As a computer in the Wellington office he did good work, and after qualifying as a surveyor he carried out various surveys in the Taranaki District. He acted as Chief Draughtsman in the Napier office from February to November, 1915, when he was appointed Chief Draughtsman at New Plymouth. He was a good and reliable officer with an all-round knowledge of the office side of survey work, besides possessing original mathematical qualifications, and, being a hard worker with plenty of common-sense, rendered valuable assistance.

Herbert Maitland, Chief Draughtsman, Blenheim, retired on superannuation on the 31st March, 1921. As a surveyor he carried out many land-settlement and other surveys in the Wellington, Nelson, and other districts, and was finally appointed as Chief Draughtsman, Blenheim, in April, 1919. He was an experienced and capable officer with good knowledge of the survey work of the Department.

Joshua George Clare, draughtsman and computer, Gisborne, retired on superannuation on the 1st August, 1921. His early service was in the Invercargill office, from where he was transferred to Napier at the end of 1899. After a short stay there he was transferred to the Gisborne office, where for many years he was of great assistance, showing himself steady, reliable, and accurate.

Herbert Llewelyn Welch, accountant, Blenheim, was retired on superannuation on the 31st December last, after a lengthy service of forty-three years. He was formerly employed in the Christchurch office of the Public Works Department, and was transferred from there to the Christchurch office of the Lands and Survey Department in 1892, where he acted as Receiver of Land Revenue in April, 1895. He was appointed to a similar position in the Invercargill office, and in 1911 was transferred to Blenheim. With the recent change of departmental duties he was appointed Accountant and Cashier, and during his long service in the Department proved himself a careful, conscientious, and reliable officer.

John Frederick Frith, draughtsman and computer, Nelson, was retired on superannuation on the 31st December, 1921, after a service of thirty-eight years in the Wellington, New Plymouth, and Nelson Districts. He was a steady, reliable computer, and, in addition, executed many surveys in rough country in the Wellington and Taranaki Districts.

Alpha Bennick Harding, Land Transfer draughtsman, New Plymouth, retired on superannuation on the 30th September last. Most of his term of service was in the Auckland office, and it was not until the beginning of 1918 that he took up the position which he vacated on retirement. He showed himself attentive to his duties, careful and painstaking in the manner in which he carried them out.

Charles Barker Turner, surveyor, Auckland, retired on superannuation on the 30th November last. Whilst surveying the Auckland District he performed good work.

John Ripon Vaile, draughtsman and computer, Napier, retired on superannuation on the 31st December last. He had been on the staff of the Christchurch, New Plymouth, and Napier office, where he attended to his various duties in a painstaking manner.

Ernest Atkinson, Crown Land Ranger, Otago, retired on superannuation on the 31st December last. He discharged his duties in a satisfactory manner, and from his long and complete knowledge of the district was of great assistance to his superior officers.

Charles Spearing Kensington, Crown Lands Ranger, Taumarunui, retired on superannuation at same date. His experience and practical knowledge of the district was of great benefit to the office.

H. W. J. Mason, draughtsman in the Wellington office, retired on superannuation on the 31st December last. For many years he was employed in the Wellington District Office, latterly in the Head Office, and showed himself a steady and reliable officer.

Harry James Kallender, draughtsman in the Auckland office, retired on superannuation on the 31st July last and since deceased. He was a useful and reliable officer, with much local experience.

Miss M. E. Richardson, draughtswoman, Wellington, was retired on superannuation on the 31st March last, on account of failing eyesight. She worked for many years in a very satisfactory manner.

D. M. G. Mackay, clerk in the Chief Drainage Engineer's Office, was retired on superannuation on the 28th February last on account of permanent injury sustained whilst serving in the Great War. It may be mentioned that whilst on active service he was awarded the D.C.M., and much regret was felt that the Department was compelled to lose the services of an energetic and trustworthy officer.

J. B. Barclay, Local Land Officer, Lawrence, was retired on superannuation through reaching age-limit. Whilst in charge of the local office at Lawrence he carried out his duties in a careful and satisfactory manner.

Appointments, Promotions, and Transfers.

Officer appointed.	Previous Position.	Position to which appointed.
G. I. Beeson ..	Accountant, Napier	Accountant, Wellington.
A. F. Blackburn	Stock Inspector, Te Awamutu	Crown Lands Ranger, Hamilton.
J. J. Carroll ..	Survey Cadet, Auckland	Surveyor, Auckland.
R. W. Cooper ..	Clerk, Napier	Statistical Clerk, Head Office.
D. S. B. Heather	Survey Cadet, Auckland	Surveyor, Whakatane.
N. C. Kensington	District Surveyor, Taumarunui	Chief Draughtsman, Blenheim.
F. R. Jamieson	Cashier, Wellington	Accounts Clerk, Wellington.
W. Laing ..	Draughtsman and Computer, New Plymouth	Land Transfer Draughtsman, New Plymouth.
J. P. Lane ..	Clerk, Wellington	Accountant, Dunedin.
T. S. McMillan ..	Survey Cadet, Auckland	Surveyor, Kaitaia.
G. I. Martin ..	Survey Cadet, Auckland	Surveyor, Auckland.
P. G. Pearce ..	Accounts Clerk, Justice Department ..	Accountant, Wellington.
R. C. Pollock ..	Crown Lands Ranger, Te Aroha	Supervisor, Hamilton.
T. A. Searell ..	Cashier, Invercargill	Accountant, Blenheim.
P. E. Webb ..	Draughtsman and Computer, Christchurch	Land Transfer Draughtsman, Invercargill.

Transfers to other Departments.

P. G. Pearce, transferred to Mines Department ; P. Keenan and F. Needham, to Forestry Department ; J. W. Smith, to Agriculture Department ; R. Nankervis, to Marine Department.

HEAD OFFICE.

The correspondence during the year showed a small decrease, but 68,757 letters, telegrams, &c., were received, whilst 71,916 were despatched, or a total of 140,673. As a comparison it may be mentioned that for the year ended 31st March, 1915, the total correspondence was 53,187 ; for 1917 the number was 67,170 ; for 1919 it had increased to 114,065 ; whilst for 1920 it reached 158,489, and for 1921 amounted to no less than 165,000. The diminution of loans to discharged soldiers accounted for a falling-off, but the volume of correspondence dealt with is still considerable and needs very careful attention.

A large number of legal papers for execution and gazetting in connection with discharged soldiers settlement, the administration of public reserves and domains, scenery-preservation, kauri-gum industry, exchanges of land, freehold titles and leases, licenses to persons of enemy origin to acquire land, &c., were dealt with, the work entailing exacting care by the officers concerned.

Ninety-two land-sale plans were printed and distributed during the year, together with the usual monthly posters showing lands being opened, which are exhibited at all post-offices. The usual quarterly publications of the Crown Lands Guide were also issued.

The work in connection with the finances of the Department is still very heavy, and necessitates the utmost care and vigilance. With a view to making unproductive swamp lands fully productive as early as possible, capital expenditure increased last year and will show a further substantial increase this year. Considerable attention is given to the examination of the financial and business

reports on expenditure, loans, applications for advances, postponements, &c., and the disposal of securities. Although less money is now being advanced to soldiers than formerly, the work of administering the finances as established is more difficult to handle, more especially since the drop in the prices of farm products. Departmental balance-sheets are now required for all phases of the Department's activities, embracing the Swamp Drainage, Hauraki Plains, Rangitaiki Land Drainage, Scenery Preservation, Land for Settlements, Native Land Settlement, Kauri-gum Industry, and the general Crown Lands Account.

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 Roothing 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.

Draining Operations in Hauraki Plains.—A report by the Acting 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 ON
SETTLEMENT OPERATIONS DURING THE TWELVE MONTHS WHICH ENDED ON
THE 31st MARCH, 1922.

NORTH AUCKLAND.

(R. P. GREVILLE, Commissioner of Crown Lands.)

Conditions and Progress of Settlement.—The past year has been a depressing and difficult one for the farmer generally. With the low price for stock and produce, and for a long time with little prospect of any improvement, it looked in the earlier part of the year as though the bottom had dropped out of farming altogether. Our soldier settlers and selectors found it difficult to stand up against these adverse conditions; the only redeeming feature was the good season. Later on in the year the position began to improve, and all round the prospects became much brighter. All things considered, the majority of our settlers have faced their difficulties bravely, and, with the help we have been able to give them in the nature of postponements of payments in some cases, and capitalizations of improvements in other cases, will no doubt be able to pull through successfully.

The Dairying Industry.—The past year has been a record one for the production of butter and cheese. The mild winter of 1921 was followed by a good spring and summer, with the result that there has been an abundance of feed throughout the year, and all the conditions were favourable for the production of butterfat. The fall in the prices of wool, mutton, and beef caused many farmers who had not hitherto done so to go in for dairying, thus helping to increase the output. Notwithstanding the increased output and the favourable conditions above referred to, the past season has been a difficult and discouraging one for the dairy-farmer. In the first place he had to face very much lower prices than had prevailed for the previous two years, and added to this there was the uncertainty and general want of confidence in regard to the future. As the season advanced, there was the uncertainty as to the rate of the advance for the month, with the prospect of a probable refund against an overpayment in the earlier months, which made the position a very difficult one. The season closed with brighter prospects, and with a probability of the factories being able to pay out 1s. 3d. a pound for the whole season. I am advised on the authority of a well known expert that the prices of butter now are 50 per cent. higher than those of 1914, and the price of cheese is 25 per cent. higher, whereas the output of these two products has increased from 25 to 33 per cent. The same authority says that the average yearly shortage on the English market at present is from 85,000 to 90,000 tons out of a total of 220,000 tons; the Continental shortage having arisen owing to so many cattle having been slaughtered for food in France, Belgium, Germany, and Russia during the Great War. It will no doubt be many years before conditions in this respect are back to normal. All things considered, the prospects for the dairy-farmer are encouraging, for England has to rely on New Zealand and Australia for 25 per cent. of her butter-supply, and on New Zealand for 60 per cent. of her imported supply of cheese.

The past two or three seasons have shown that comparatively small and isolated factories have turned out a quality of butter of a very high standard, and also that these factories, conducting their business under one roof both in regard to the amount of money paid to their suppliers and the quality of their product, come out well in comparison with larger concerns carried on over extensive and scattered areas.

As far as this district is concerned, it is worthy of record that in the competition for the Weddell Cup, open to cheese and butter factories in the Auckland District, some of the most northern factories stand out well, Kaitaia being second with 94.26 points, Whangaroa third with 93.68 points, Oruru fifth with 93.56 points. There are thirty-one dairy factories operating in this district, and the total output for the year was 9,846 tons of butter and 1,170 tons of cheese.

The Stock-market.—The slump in the price of all classes of stock, which was very pronounced by the end of March, 1921, went from bad to worse as the year advanced, the only exception being in the price of dairy stock, which showed an improvement in the spring owing to the fact that the ordinary grazier has put on a dairy herd and that prospects for a payable price for butterfat for the season seemed good. However, when the price of butterfat began to decline, the price of dairy stock fell in a corresponding degree, until good cows were selling at half their former values.

The following remarks, taken from a report of Messrs. Dalgety and Co., dated 13th March, 1922, are worthy of being placed on record: "Owing to the stagnation in the frozen-meat trade in England, beef becoming practically unsaleable, and lamb and mutton selling at very low prices, it was only natural that when the freezing season opened in New Zealand low prices would be paid to the producers; but when the buyers' prices were circulated it seemed as if the bottom had fallen out of the market, and it was at this stage that store stock was unsaleable. The prices offered for frozen meat were as follows: Prime lamb—36 lb. and under, 4½d.; 37–42 lb. and second quality, 3½d.; wethers—64 lb. and under, 2½d.; 65–72 lb., 1¾d.; over 72 lb., 1½d.; ewes—64 lb. and under, 1½d.; 65–72 lb., ¾d.; over 72 lb., ¾d.; while the majority of exporters would not make any offers for frozen beef."

Freezing Operations.—In regard to freezing operations, I find that the Southdown Works, near Auckland, treated, for the year, 29,737 sheep, 51,104 lambs, 6,061 cattle, and 2,094 calves; while the works at Moerewa, near Kawakawa, which commenced operations in December, 1921, handled, for the four months, 28,948 sheep, 30,322 lambs, and 1,892 cattle.

General. There are five Crown Lands Rangers employed in this district, and their time during the past year has been fully occupied in inspections, valuations of land, stock, and improvements, under the Discharged Soldiers Settlement Act. The ordinary inspections of selections under the Land Act have had to stand aside and take second place. Opportunity has been taken, however, of making as many inspections as could be fitted in with the visits to soldiers' farms, special reports being made as necessity called for them.

Land Board Work.—During the year the Land Board held thirteen ordinary meetings and three special meetings, occupying in all forty-one days. The total number of items on the order-papers amounted to 3,648, of which 1,023 were in connection with Crown lands business and the balance, 2,625, related to soldier-settlement business.

Freeholds.—The Crown land made freehold during the year was ninety sections, containing 8,789 acres, the price being £5,867.

Revenue and Arrears.—The total revenue for the year under all headings was £59,583, which is much below last year's figures, owing mainly to the falling-off in timber-sales. The total number of selectors in arrear was 310, involving a sum of £9,192. Of this amount £6,560 is owing by discharged soldiers. This position is in most cases due to the slump in stock and farm-products; the arrears being further increased by postponements previously granted having fallen due and not having been paid, necessitating their being again brought to charge.

Lands opened for Selection.—The total area open for selection during the year was 6,214 acres, consisting of isolated areas in various parts of the district. Until the year was well advanced all applications were confined to returned soldiers: this greatly restricted the number of applications. In addition to the area selected there is an area of nearly 70,000 acres which has been surveyed and prepared for settlement, but which cannot be thrown open for the various reasons stated below.

Land remaining for Future Selection.—The principal areas for future selection include: Mangonui County—Waitahi and Wainui Blocks, 8,880 acres; Whangaroa County—Omaunu Block, 1,500 acres; Bay of Islands County—Tokowhero and Punakitere Blocks, and Omapere Gum Reserve, 10,272 acres; Whangarei County—Te Mata, Poroti, and Waipu Gum Reserves, and Wharekohe Block, 10,046 acres; Hobson County—Kai-iwi Gum Reserve, and Tutamoe and Pekapekarau Blocks, 19,750 acres; Otamatea County—Mareretu Block, and sections in Kaiwaka and Mangawai Parishes, 7,000 acres; Franklin County—Koheroa Block, 1,800 acres; Waitemata County—Waioneke Block, and sections in Paremoremo Parish, Riverhead Homestead Block, 17,300 acres.

Koheroa Block, containing 2,200 acres, is situated about ten miles from Pokeno Station, forty miles south of Auckland on the Main Trunk line. The route of the proposed Pokeno—Paeroa Railway passes through about the centre of the block. The block consists of easy, undulating country, with a small area of swamp. The land is of fair quality. The block has been subdivided into eight sections, ranging in area from 166 acres to 451 acres. The average price per acre is £3. The block being so easily accessible and convenient to good markets, settlers should have a good prospect of success.

Pekapekarau Block: A portion of this block, containing 2,750 acres, will be available for selection early next year. Pekapekarau, which is situated near Kirikopuni, in the Northern Wairoa district, a few miles from Dargaville, was a forest reserve, and it has not been found possible to open the land for settlement at an earlier date. The area soon to be disposed of has been cut up into eight sections, each of which will make a first-class farm. Most of the land is in grass, and settlers will be able to get an early return from it. The land is of excellent quality. It should carry one and half sheep to the acre and do them well. There has been a keen demand locally for several years for the opening of this block, and the sections will be eagerly sought after by the young men of the district. Several of the sections are suitable for dairy-farming. The land is at an altitude of from 300 ft. to 1,400 ft. above sea-level. A considerable area at the back of the block is being permanently reserved for climatic purposes.

In addition to Pekapekarau and Koheroa Blocks, several large areas have been surveyed, and preparations made for throwing the land open for selection. Five different areas, totalling nearly 40,000 acres, have been subdivided for offering under the homestead conditions of the Land Act. All these areas are held up at the present time on account of the financial stringency, funds not being available for making the necessary advances to the selectors prescribed by the Act.

In other cases several blocks have been subdivided and are ready for opening, but are being held up in consequence of the necessary roads not having been made. Among the blocks so affected are Ahipara, 7,680 acres; Omaunu, 2,200 acres; Tokawhero, 2,033 acres; Te Mata, 2,420 acres; Waioneke 2,440 acres; and Waipu, 2,345 acres.

Settlement of Gum Lands.—It is pleasing to report that there is now a strong disposition on the part of the gum-diggers to make permanent homes for themselves on the gumfields. During the past year there has been a marked increase in the number of gum-diggers and other residents on the gumfields who have availed themselves of the liberal provisions offered under section 20 of the Land Act, 1912, and the amending Act of 1919. Briefly, these provisions are as follows: That a landless applicant can select up to 200 acres of these lands on very easy terms, with the option of buying the freehold, no payment other than the lease or license fee being required for the first five years.

These northern gumfields, particularly in all the country lying north of Kaitia, are well adapted for poultry-farming, and in certain localities fruit-farming could be combined. An industrious man can always supplement his income by gum-digging, and any man with a little capital has a good

prospect of success. There is, of course, the difficulty of transport and remoteness from the city to be taken into account. There is no doubt, however, that poultry-farming on these lands is being successfully carried on in spite of these disadvantages. The land is disposed of at prices ranging from £1 5s. to £2 an acre.

Birdwood Estate.—The improvement of the above area, of 1,100 acres, formerly a kauri-gum reserve, situated four miles from Swanson Railway-station and seventeen miles from Auckland City, was continued throughout the year, but owing to the financial stringency work was much curtailed as the year advanced. Most of the cultivated area has been fenced in with a substantial seven-wire fence with puriri posts; several well-built gates have been provided. About 60 acres of the ploughed area was put into oats, and a good crop harvested. A good crop of hay was also harvested from another paddock of 12 acres. Most of the ploughed area has been sown in permanent grasses, and arrangements are being made to dispose of about 300 acres of the improved portion of the block within the next two or three months. A new road of access, giving Birdwood more direct communication with the Swanson Railway-station, has been laid out and surveyed; by this route Birdwood will be brought within two miles of the station by a practically level road. The improved area will be disposed of in areas of from 10 to 20 acres, according to the configuration of the land. The area to be disposed of should prove a very healthy locality, the general elevation being about 300 ft. above sea-level, and from most of the sections a splendid view of the Waitemata Harbour and Auckland City is obtainable. The development of this area has shown that the large areas of similar gum lands in this district may be successfully dealt with and brought into profitable occupation. The improved area was a depressing wilderness when the first party of soldiers started to chop the scrub and fill in the gum-holes. The overseer of the estate, who has lived there for nearly three years, describes Birdwood as the healthiest locality he has ever lived in. The total expenditure up to the end of the financial year was £5,573 11s. 10d.

AUCKLAND.

(H. M. SKEET, Commissioner of Crown Lands.)

General Conditions of Settlement.—From a climatic point of view the conditions throughout the district generally for the past season have left little to be desired. There has been a good rainfall, well distributed over the season, and feed has been abundant. Good autumn rains, while the ground was warm, have provided plenty of grass for the winter; and special crops for winter feeding have generally been successful. Stock have therefore come through the season in good condition. Unfortunately, these favourable circumstances are not reflected in the returns for farm-produce. The advance payments made by the dairy companies for the greater part of the season have been 8½d. per pound for butterfat, and in some cases even lower; and as the bonus payments, which it is hoped will bring the returns up to 1s. 3d. or 1s. 4d. per pound, will not be paid until the beginning of next season, dairy-farmers have not been able to make much provision for the winter, nor for the top-dressing of pastures, which should be carried out at this time. Graziers have also experienced severe reverses. Those who purchased store cattle eighteen months ago now find them unsaleable except at very low prices, which would scarcely realize even what was originally paid for them. The prices for sheep also have, during a considerable part of the season, been very adverse to the seller, although they have now risen to a fairly good level. Those who were unable to hold for the rise have, however, lost heavily. The wool-sales have shown a fairly satisfactory progressive increase, though prices are still considerably below the basis on which many careful and reasonable farmers estimated their returns.

The result of all these conditions has been for the present a complete check to the speculation in farm lands which has been so unfortunately prevalent during recent years; and although individuals have suffered severely—either by having to abandon to the mortgagees properties purchased on the basis of previous years' returns, or, in the case of mortgagees, by having to write down mortgages and forgo interest on which they had calculated to meet new obligations—still, the general effect for the community can hardly be other than beneficial. The continual changes of ownership of farm lands, usually at a progressive basis of profit—on paper—to each outgoing owner, are good neither for the land, which is not farmed legitimately, but merely nursed for resale; nor for the owners themselves, who are liable to lose all proper farming instincts, and to look upon a farm merely as a medium for speculation; nor for the community, which suffers from lessened production and the inflated standards of expenditure based on such conditions.

The Crown tenants have, of course, felt the prevailing conditions no less than freeholders. Those who were already well established have suffered no serious inconvenience, but the development of new holdings has necessarily been retarded. In bush lands the autumn rains have been unfavourable to satisfactory burns, and on most holdings the difficulty of obtaining capital for development purposes has compelled holders to limit their programme of work. Nevertheless, a very fair amount of good work has been done, and most tenants are known to be complying generally with the terms of their leases.

Lands offered for Selection and taken up.—Exclusive of lands offered specially for discharged soldiers the total area of land opened for selection was 115,234 acres, of which 38,510 acres were offered for the first time, while the remaining 76,724 acres had been offered previously. The latter areas were largely those which had already been offered for discharged soldiers but had not been taken up, and are now available for general application. The total area offered shows a very large increase on that for the previous period, which was only 12,974 acres. The actual selections, however, reflect the

unfavourable conditions that have affected the farming community, the area selected having dropped from 84,426 acres, with an annual rental of £17,970, for the previous year, to 49,479 acres, at a rental of £10,370, for the year under review. All recent ballots have shown that would-be selectors are estimating their prospects from a more conservative and therefore safer and saner standpoint, and their prospects of success should be correspondingly sounder, while they are more likely to prove permanent holders than those to whom land-selection is largely a speculation. It is noticeable also that forfeitures and surrenders, which ordinarily might have been expected to increase under prevailing conditions, have actually fallen from 145, covering 39,957 acres, to 117, covering 23,538 acres; and, as a considerable number of these transactions frequently follow soon after selection, it appears to suggest that a sounder and more permanent form of selection is developing. The actual number of tenants at the close of the year was 4,985, occupying 1,255,549 acres, at a rental of £114,803 per annum.

The Freehold Tenure.—The area disposed of direct for cash during the year was only 278 acres, while that for the previous year was 1,115 acres. The actual price realized was, however, considerably greater. This is no doubt due, at least in part, to the application of the deferred-payment system to such sales, which has enabled selectors to purchase who would otherwise have been unable to do so. The conversions from existing leases to freehold title show the strongest evidence of the effect of the prevailing conditions, transactions under this head having dropped from 213 purchasers, of 61,613 acres, at price of £96,998, to 83 purchasers, of 14,560 acres, at a price of £23,646. Only one class of tenure, the Hauraki pastoral licenses, shows an increase of transactions under this heading for the year, all the others showing very substantial reductions.

Following on the requisition received from a large majority of the lessees in the Native Township of Taumarunui, asking that the Crown purchase from the Natives and give them the opportunity of acquiring the freehold, the necessary valuations have been made by the Valuation Department, and the petitioners have been notified of the prices fixed, so as to enable them to enter into definite agreements to purchase in the event of the Crown succeeding in acquiring from the Natives. A similar requisition has been received from lessees at Te Kuiti, and the work of valuation is in the hands of the Valuation Department, which is also engaged on valuations in the townships of Rotorua and Te Aroha for lessees who have applied to purchase.

Revenue.—In view of the existing conditions it is not surprising that the gross revenue (exclusive of principal and interest receipts Discharged Soldiers Settlement Account) for the year has fallen from £233,984 to £127,752, the greater portion of the falling-off arising from the restriction of conversions to freehold tenure. The arrears of rents at the close of the year amounted to £20,895, due by 783 tenants. The amount of rebates earned for prompt payment of rents fell from £1,955 to £3,830, while postponements granted rose from £3,581 to £10,607. The Land Board has recognized that under the abnormal conditions prevailing every possible reasonable consideration must be given to those who were endeavouring to maintain their footing, and its treatment of the tenants has, as far as possible, been conducted on these lines, the Board having every confidence that, with a return to more normal conditions, tenants will recognize that it is to their own interests to meet their obligations, and discharge their arrears as promptly as their improved circumstances will permit.

The Education Endowment.—The total area of the education endowment in the district is 72,754 acres, of which 40,261 acres are occupied by 222 tenants, at a rental of £3,577 per annum. The remaining portion of the endowment consists for the most part of lands which are not attractive to selectors under present market conditions.

Lands for Future Selection.—An area of 150,659 acres is at present lying open for immediate selection under various tenures. The lands remaining for future disposal have already been indicated as lying along the ranges which roughly form the eastern boundary of the King-country; in the Maramarua district; on the Hauraki Plains; in various parts of the Coromandel Peninsula; in the central pumice region; in the back country of the Bay of Plenty; and in the Urewera country. The successful completion of the principal negotiations with the Native owners in the Urewera has made it possible to commence actual survey work, which is now being actively prosecuted, so as to permit of the lands being placed on the market at the earliest possible date. The nature of the country will necessarily involve its subdivision into fair-sized areas for pastoral holdings, as well as the reservation for forestry and climatic purposes of considerable belts of country, mainly along the ridges, in order as far as possible to avoid the disastrous results that have in the past attended the indiscriminate clearing of bush on hill country of similar character. Of the other localities noted the opening-up of the eastern side of the King-country necessitates extensive exploration surveys. Much of this land also carries valuable forest, which will have to be dealt with before the land can be opened for settlement. The lands in the Maramarua district are generally of inferior quality, and not attractive to land-seekers under present conditions, and most of the remaining portions of the Hauraki Plains require extensive drainage operations to fit them for settlement. The lands on the Coromandel Peninsula are generally of rough and somewhat inferior quality. Owing to the necessary postponement of operations under what is popularly called the "homestead" system, none of the pumice areas have yet been placed on the market. The roading-works which the opening of many of these lands at present would involve cannot be put in hand under existing financial conditions.

General.—During the year the Land Board has sat on twenty-three days, the work of the Board consisting very largely of operations under the Discharged Soldiers Settlement Act. I record with very great regret the death of Mr. J. G. Rutherford, who had been a member of the Board for eight years, and whose extensive knowledge of the district and its conditions, as well as his sound judgment and sympathy with the *bona fide* settler, have been of very great assistance to the Board during a particularly strenuous and difficult period.

The volume of work dealt with in the office shows on the whole comparatively little diminution, that which has been lost in some directions being counterbalanced by increases in others. The work of the inspecting staff has been particularly arduous, and the efforts which they have made to cope with the work at the sacrifice of the leisure to which they are entitled is deserving of great praise. The office staff, especially the senior officers, have done their best to cope with the work satisfactorily, and to their efforts credit is due for much of the success of the year's work.

HAWKE'S BAY.

(W. F. MARSH, Commissioner of Crown Lands.)

It is no exaggeration to state that settlement in Hawke's Bay has suffered severely during the past twelve months, due in a great measure to a fourth consecutive dry year, in conjunction with the great fall in the prices of stock and staple products. For the first nine months of 1921 the rainfall was so phenomenally low that, despite splendid heavy rains in October, the year finished with the lowest rainfall record since 1888. The October rains had such a wonderful effect on all crops and pasture that it was confidently anticipated the returns from a bountiful harvest would, to a considerable extent, compensate for the losses in stock and wool. But the unexpected happened, and most of the crops grown in the district were completely spoilt by exceptionally wet weather in January and February, 1922.

At the present time it is difficult to take an optimistic view of the prospects of general farming: prices for sheep, cattle, wool, and butter have apparently taken a steady upward tendency, but the losses sustained by climatic and financial causes have been so severe that a considerable period must elapse before conditions can again become normal. It is unfortunately becoming probable that some settlers who acquired holdings with State assistance within the last two or three years will have become weary of the struggle against adverse circumstances, and must give place to men of greater experience and endowed with a sufficiency of capital. As, however, more than the average duration of dry seasons has been experienced, and all classes—agriculturists, pastoralists, dairy-farmers, and fruitgrowers—have now participated in the general slump, there is a certain solace in the belief that the worst has really passed, and that the Hawke's Bay District is facing the dawn of a brighter future.

Lands opened for Selection.—The lands offered comprised fifty-one allotments, of a total area of 26,886 acres, of which 4,972 acres were made available exclusively for discharged soldiers, and 7,524 acres for ordinary selection for the first time with preference conditions (including discharged soldiers) indicated in section 4 of the Land Laws Amendment Act, 1920. The remainder of the area comprised lands that were included in the Land Guide as being open exclusively for soldier settlement, which, having proved unattractive to discharged soldiers, probably on account (in part) of the cost of clearing, grassing, and fencing, were made available for general application by other qualified persons who were seeking land. The auction sales effected during the year were ten allotments, of a total area of 37 acres 2 roods, comprising a subdivision of suburban land at Ruatorea, all of which realized very substantial prices when offered. In addition to the foregoing an area of 6,372 acres in the Wairoa district was leased to the Maori Soldiers' Fund Incorporated Trustees, Gisborne, for a term of thirty-three years, with a renewal of another term of thirty-three years, under the provisions of section 35 of the Reserves Enabling Act of 1919.

Land Board Work.—Sixteen meetings of the Board have been held at Napier and Gisborne. The aggregate number of items dealt with was 1,605, the bulk of which concerned the settlement of discharged soldiers, and required special consideration in order that the now large body of settlers under that heading might be afforded every reasonable facility to make a success of their undertakings, while at the same time the financial interests of the State might be adequately safeguarded.

Revenue and Arrears.—The total revenue for the year under all headings was £228,965, out of which £77,315 was received for the Discharged Soldiers Settlement Account as principal and interest on amounts advanced for the purchase of properties, or for stocking and improving the same. The total number of tenants at the close of the year was 2,192, occupying an area of 1,101,235 acres, and carrying an annual rental of £211,489. The arrears at the close of the year amounted to £25,602, owing by 360 selectors; but the position cannot be regarded as very serious, in view of the difficulties that have confronted tenants during the present financial crisis. Every case has received separate and studied consideration, and it is confidently anticipated that with the return of prices to more normal conditions during the ensuing year, and judicious postponements where necessary, the present outstandings will, in the majority of cases, gradually disappear. It is hardly necessary to add in this connection that the collection of the revenue during the year has been a matter presenting many difficulties and causing much anxiety, and in meeting a situation unparalleled in the history of the Department the whole of the resources of the Land Board and the staff have been fully drawn upon.

Recent Legislation.—The important legislation enacted in the Land Laws Amendment Act, 1921–22, relating to small-grazing-run holders and deferred-payment licensees will very materially ease the position of the men holding land under these two tenures. The concessions referred to in the foregoing legislation were timely, and will relieve the settlers affected to a very considerable extent, and enable them to arrange their finances and carry on during the existing financial stress.

Land remaining for Future Selection.—The land available for early disposal consists of about forty allotments, of a total area of about 60,236 acres. The principal areas are as follows: The Waikopiro Block, of 1,790 acres, in five sections, situated in a good district near Ormondville, and

comprising land suited mostly for grazing, and two smaller sections suited for dairying and fattening. The Tapatu Block, of 6,047 acres, in eight sections, situated in the northerly portion of Hawke's Bay, in the vicinity of Hicks Bay and Te Araroa—all bush land for grazing. The Waipiro lands, about 7,770 acres, in nine sections, situated in Waiapu County, close to Waipiro Bay and Tokomaru—generally open land with light bush and scrub, suited for grazing. The Tahora Block, of about 18,603 acres, in seven sections, situated near Motu—heavy bush country in large areas, suited for grazing only when cleared and grassed. The Waihora Block, of about 1,442 acres, in three sections, situated in Waikohu County, a few miles from Te Karaka—improved country suited for grazing and fattening. Timahanga Block, of 19,000 acres, and the Kuripapanga Block, of 5,532 acres, will both be made available for application as pastoral runs. They comprise high, broken, exposed country. The Arataki land (formerly the Agricultural Experimental Farm), near Havelock North, of about 52 acres, has been subdivided into six allotments. The areas with buildings will be sold for cash under the Land Act, and the balance will be dealt with as small farms.

The Crown still owns considerable interests in Native lands in this district, but those held in the southern part, and also near Wairoa, are subject to good leases, and it is not likely that any settlement will be considered until these leases have expired.

Up the east coast the conditions are not the same, and until recently it has been almost impossible to deal with the lands by reason of the scattered position of the Crown's interests. The benefits of consolidation have been recognized by the Native owners, and much progress has been made within the last few months towards the consolidation of the Crown's interests in the well-known Waipiro Block. Other blocks are being similarly dealt with, and, although the vagaries of ownership preclude much rapid work, the course appears to be clear.

TARANAKI.

(H. J. LOWE, Commissioner of Crown Lands.)

Conditions and Progress of Settlement. As anticipated in my last report, another disappointing year has to be reported on, and stabilization of this district's primary exports, although apparently coming slowly, is still doubtful. The high prices obtaining for butter very badly slumped, and many factories in the finest producing part of the season had to be content with a pay-out of 7d. per pound. There is no doubt that a heavy stock of previous seasons' butter, bought for home marketing at enhanced rates, and the sale thereof withheld owing to a desire to at least realize on the cost, was a great factor in keeping prices at such a low standard. In the last month of our financial year the position somewhat improved, and the possibilities of a third to one-fifth payment seem more assured. There is another phase of the butter industry that must not be overlooked, and that is that though the very much increased output owing to a favourable season will largely assist towards an increase in the money received, yet tests are not so good—more milk, but lower tests—and prices are on a lower basis. The wool and grazing industries have had similar experiences. To expect that the extremely high prices of the boom would continue indefinitely was absurd; and, conversely, it is just as unreasonable to assume that the present low prices will prove to be permanent.

It is pleasing to note that although the upward tendency in wool has not been very marked, still it is very heartening to those engaged in the industry. Sheep-prices are also hardening, and it is very reasonable to assume that the short-sighted policy of slaughtering lambs for freezing—more particularly ewe lambs—will soon deplete the flocks of the district. There is no doubt there is still a hard winter to face, but the prospects seem much brighter; but what many an ordinary settler—as well as a soldier one—cannot do is face a depression after going on a property with the cheery optimism that prices for staple products would always remain at the record prices of a year or two ago. This especially applies to the grazing industry.

Revenue and Arrears. The revenue figures, considering the size of the district, are again heavy, the freeholding of leases under the West Coast Settlement being largely responsible. Exclusive of returns in connection with returned-soldier work, the sum of £153,038 was banked for the year. The arrears are heavier than previously, but everything possible was done to collect them.

Land remaining for Selection. The lands comprised under this heading are, in the main, grazing sections, and the prospects of selection of these are negligible while the price of beef remains as at present. However, several sections previously restricted to soldier selection have not been taken up at date. The Proclamation has now been revoked, and it is proposed to offer them for general selection at an early date.

Lands opened for Selection. In the main, offerings have been for soldiers, but owing to the conditions prevailing there has been a disposition not to take up land until the position became more normal. Estates totalling eleven sections, of an area of 2,428 acres, have been placed on the market, one of these being for discharged soldiers only, while the residue of land offered was mostly wayback sections not previously selected. There have been several sales of education-reserve leases, but the areas have been small, and the slump has retarded their selection.

Freeholds and Cash Lands.—These have been, in the main, West Coast Settlement Reserve leases, and there is no doubt that had financial arrangements been more satisfactory these totals, though large, would have been exceeded.

Land Board Work.—Although there has not been the rush of previous years, owing to the partial discontinuance of soldier advances, the work has been heavy owing to the consideration required to meet cases where the slump has impaired the general working of farms. In many cases relief has been sought either by advances on stock or the postponement of overdue instalments and rent. The number of soldiers' applications dealt with was 871; ordinary transfers, 116; miscellaneous items, applications approved, and general, 272: total 1,259.

WELLINGTON.

(G. H. M. McCURE, Commissioner of Crown Lands.)

Conditions and Progress of Settlement.—Owing to the low prices ruling for stock and produce all classes of farmers have had a very trying year. Fat stock fluctuated: beef opened very low and remained almost unsaleable; mutton and lamb also opened low and later took a substantial rise, then dropped for a time, but during February and March the outlook became much brighter so far as sheep are concerned. Very high percentages of lambing are recorded. Consequent upon better prices being obtained for wool, many disposed of their clips, thus releasing considerable sums for circulation. Dairy-produce last year returned 2s. 7d. to 2s. 10d. per pound butterfat, as against 7d. to 1s. per pound which most of the factories are now paying; but it is hoped that when the season's work is completed the bonuses will bring the price up to 1s. 3d. per pound.

In bush districts the felling has been restricted owing to the difficulties of finance, but good burns have been obtained, and the young grass and rape are coming away satisfactorily.

The Crown tenants who are feeling the pinch caused by present prices are those who have considerable areas undeveloped, and who have had to mortgage their lands for effecting improvements and purchase of stock. Many who bought and stocked up at peak prices must lose heavily, and mortgagees are experiencing difficulty in collecting interest, some having to take their farms back again; but those settlers who have an equity in improvements and stock will pull through. A number of settlers carrying sheep turned their attention to cows when the prices fell, entailing a great expense, and have been disappointed with the returns; but as the price of butterfat is now becoming more stabilized, the next season will no doubt make up for it. The areas under cultivation in these bush districts are not great, and are entirely devoted to the growth of winter feed.

Lands opened for Selection.—The lands offered comprised twenty-one allotments in Haunui No. 2, Almadale, Pihautea, and Pitt Settlements, of an area of 1,081 acres 2 roods 22 perches, for which there were 120 applicants. An area of 5,895 acres 1 rood 23 perches, bush lands in Hunua, Whirinaki, Owatua, Retaruke, Makotuku, and Ruahine Survey Districts, subdivided into thirteen allotments, was competed for by eighty applicants. All the above lands were offered to discharged soldiers. In addition eleven sections which had reverted to the Crown, comprising 5,804 acres 3 roods 13 perches were reopened for selection by discharged soldiers, and sixteen sections, comprising 3,429 acres 3 roods 19 perches, were surrendered or forfeited by discharged soldiers and reallocated, three sections being allotted to adjoining holders.

An area of 394 acres and 5 perches of education reserve was balloted and secured by a discharged soldier.

Of lands opened for selection in previous years, thirty-one sections in the Hawtrey, Normandale, and Wilford Settlements and the Town of Tangimoana, comprising 30 acres 2 roods 6 perches were selected. Other lands offered comprised two small allotments in Wellington City, one being sold for £500, and sixty-one allotments in the village of Marshall and the towns of Makuri, Taihape, Kakahi, and Raetihi, which realized £3,619, the sale of sections in Kakahi bringing more than double the upset prices, the system of purchase being deferred payments. Eight allotments of education reserves, of a total area of 1,274 acres 3 roods 25 perches, were offered for lease by auction, of which two allotments, comprising 98 acres 1 rood 14 perches, were quitted at the upset rentals.

Timber.—Three blocks of milling-timber, comprising an area of 756 acres 2 roods 20 perches, were disposed of for a total royalty of £18,284. An area of 26,137 acres of Crown lands was proclaimed provisional State forest during the year, as was also an area of 13,899 acres for State forests.

Freehold.—There was a considerable drop in the transactions, there being only thirty-five conversions, as against 149 last year, owing no doubt to the difficulties of finance. Nearly half the number of settlers and by far the greater proportion of area were under the occupation-with-right-of-purchase tenure.

Land Board.—The monthly sittings of the Board extended over thirty-five days, during which 2,458 items were dealt with, about one-half being business connected with the settlement of discharged soldiers. Two special meetings were held for the examination of applicants and ballot of sections, also three special meetings during which inspections were made of several soldier settlements.

Revenue and Arrears of Rent, Instalments, and Interest.—The gross revenue was £395,000, being £102,550 below the estimated receipts, and of the former £226,188 represents payments to Discharged Soldiers Settlement Account. The total amount received was £67,828 below that for the previous year, the decline being attributable to the fall in the price of primary products and the stringency of the financial market.

As may be expected, the arrears of rents and instalments have correspondingly increased, there being 623 tenants owing £46,924 in rents, as against 266 tenants owing £17,020 last year; while the instalments and interest have increased from £2,239 on dwellings to £5,192, and £14,580 on farms to £52,341. The arrears so far as farms are concerned are attributable to the unexpected and serious decrease in the price of all stock and produce; and, as practically the whole of the settlers bought their stock at peak prices, the returns from such stock only provided sufficient to meet working and living expenses, interest on cost of stock, and rates, leaving nothing for the payments of rents and interest on the cost of the land, more especially where the stock were dry sheep and store cattle.

The question of the postponements of rents and instalments has now become a very serious matter, as every man's position has to be analysed to find out whether he has been working to the best advantage, so that the postponement can be recommended or otherwise. The Land Board, in every case where the settler has worked assiduously and to the best advantage, will recommend a postponement, but in cases where the settler is making little or no attempt to help himself, the Board is of the opinion that it is futile to allow him to remain in occupation.

The arrears in connection with the payment of instalments on houses are mainly attributable to the mortgagors being out of employment.

The great number of applications for postponement of rents and instalments has increased the work of both office and field staff very materially—in fact, so much so that the staff as at present is hardly sufficient to cope with the work.

Education Endowment Reserves.—The leases of thirty-seven primary-education endowments expired, and twenty-nine of them were renewed at rentals increased by revaluation from £426 to £2,553 per annum. In some instances the lessees elected to have the rentals for the new term submitted to arbitration, with the result that, owing to the uncertainty of values caused by the fall in prices of primary products, they obtained renewals at a lesser rental than assessed by the revaluation.

Lands remaining for Future Disposal.—At the present time some 10,300 acres are ready to be opened for settlement, comprising single sections in the Otahome, Akitio, Makowai, Tiraumea, and Pitt, and forty-one allotments in the Hall-Jones Settlement; four sections in the Weraroa Training-farm, Waiopehu Survey District; and sections in the Wairarapa, Tauakira, Maungakaretu, Whirinaki, Retaruke, Ohinewairua, and Moawhango Survey Districts, the two latter comprising pastoral runs, which are being offered for short terms, as milling-timber on the adjoining Crown lands has yet to be cut out.

Owing to several milling licenses over the Crown lands referred to in my report for the previous year having required to be extended to enable the timber to be profitably milled, I see no prospect of any of the lands being released for settlement within the next two or three years, except three small areas comprising 607 acres.

The leases of seven primary-education endowments of which the previous lessees have declined to accept renewals, comprising an area of 847 acres, will be offered by public auction at an early date.

MARLBOROUGH.

(J. Cook, Commissioner of Crown Lands.)

General.—From a climatic point of view the year has been favourable for both pastoral and agricultural pursuits, the spring and summer months having had a useful rainfall. The erection of bridges over the Kekerangu and Woodside Streams has much improved the facilities for travel over the east coast.

Cropping.—The yield and quality of the crops were exceptionally good. More wheat was grown this year than is usual, it being the only grain for which a steady price could be expected. The prices for oats, barley, and peas, the staple crops here, were only very moderate indeed, and left little margin for profit.

Dairying.—This industry received a check owing to the unexpected fall of prices, but the recent rise has rendered the outlook more hopeful.

Fruitgrowing.—The younger orchards in the district are now coming into profitable bearing, and a fair amount of apples will be exported this season. The quality of the fruit, as usual, is excellent.

Flax.—No royalty was received this year, although a certain amount of flax continues to be cut from private lands.

Mining.—There is little to report on this industry, but some mining is still carried on in the Wairau and Wakamarina Valley.

Timber.—Thirteen sawmills are working in the district, and another plant is being erected in the Kaikoura district. The millers have had a profitable year. The output exceeds 8,000,000 ft.

Wool.—Except for the finer classes of this staple, wool-growing has not been profitable, and a number of the growers have been hard hit in consequence.

Lime-works.—The Flaxbourne plant is crushing raw lime, and the new works near Wharenuai are disposing of a fair amount of quicklime.

Land Board.—The ordinary monthly meetings of the Board were held. In consequence of the depressed markets for farm-produce a considerable number of applications for concessions were received from both soldier settlers and ordinary Crown tenants.

NELSON.

(H. D. McKellar, Commissioner of Crown Lands.)

Conditions and Progress of Settlement.—During the past year farming conditions have not been too bright. Some further settlement has taken place, but progress is slow, and will be slow until better prices obtain for primary products. Wool-prices recovered a little, but the price of stock generally is still low, and those settlers who are engaged solely in sheep-farming still find the times hard. Taking the soldier settler generally, a good spirit prevails, and in most cases an honest attempt to win through is being made. The financial situation, coupled with inexperience, is depressing some, and consequently concessions have been sought. The output of the dairy factories was very satisfactory, and dairy-farmers at the commencement of the season received a good price for butterfat. Unfortunately this price did not continue, and the returns of the dairy-farmer were adversely affected. The position has slightly improved, and there is still an upward tendency. The Murchison Dairy Company is making a substantial addition to the plant in the shape of a new and up-to-date building and machinery to meet expansion in requirements. This shows the faith of the company in the prospects of that district. The Buller Dairy Company has added a bacon-factory to its business, which will help the farmer in obtaining better prices for his pigs.

The local fruit-preserving and jam factory reports a very satisfactory season, with good prices to the suppliers. A smaller factory on co-operative lines has also been started in the interests of some of the tomato-growers.

The apple industry is showing improvement, and the first of this season's shipment which arrived in London at the close of the year under review realized satisfactory prices. This year, owing to better shipping facilities, reduced freights, and cheaper cases, the total number of cases shipped for the Home market was much in excess of last year's amount, and the prospects of the apple industry appear much brighter. Well-established growers naturally receive the most benefit. Soldier fruit-farmers have in many cases a very small margin to work on, and are finding a difficulty in meeting their obligations. They require careful supervision, and the probable success of some is doubtful. Small-fruit growers and market-gardeners are obtaining satisfactory prices. Hop crops are good and profitable.

The closing-up of the cement-works at Tarakohe was a blow to the surrounding district, as they gave employment to a large number of men. It is hoped that before long the plant will be in operation again.

Another industry, of great interest to the whole Dominion, is the Onakaka Ironworks, situated between Collingwood and Takaka, in the midst of an extensive field of ore, with deep-water shipping facilities. A trial run of the plant and furnaces will be made shortly, and it is anticipated that the works will be in full swing before the winter.

Tobacco-culture is receiving attention in some localities, and is reported as successful and profitable.

Generally the district is progressing notwithstanding the financial depression and the low prices ruling.

Lands opened for Selection.—During the year, following the decision that all lands open for discharged soldiers only and remaining unselected were to be thrown open for general application, the Matakita Settlement (6,980 acres, in eight holdings) and the Maruia Settlement (8,114 acres, in thirteen holdings) were made available; also the remaining seven holdings in Tutaki Settlement, and a number of scattered sections in various parts of the district. The prevailing depression and low prices for wool and stock, however, militated against settlement, and few applications were received. Apparently little demand for land may be expected until conditions again become normal with better prospects of payable returns.

Freeholds.—Nineteen ordinary Crown lessees acquired the freehold of their sections.

Land Board.—The Board suffered a severe loss owing to the death of Mr. Joseph Brown, of Murchison, on the 23rd June, 1921. He was a conscientious member, keen to see justice done to every one who had business dealings with the Board, and his death was deeply regretted. The vacancy was filled by the appointment of Mr. Robert Win, of Kawatiri. Mr. W. C. Baigent's term of office as a member of the Board expired on the 6th March, 1922, and he was succeeded by Mr. George Macmahon, of Stoke. Twelve ordinary monthly meetings of the Land Board were held. Applications for concessions from soldier settlers and ordinary settlers were numerous, owing to the financial depression and fall in prices for stock, wool, and farm-produce, and in the latter part of the year the dairy-farmer also suffered by the collapse of the butter-market. All the applications received careful and sympathetic consideration after investigation. A large amount of routine business was despatched at each meeting.

Revenue and Arrears.—The gross revenue for the year totalled £70,314. Although these figures show a considerable decrease over last year's receipts, it was nevertheless anticipated that this year's revenue would not reach the amount collected last year, as conditions prevailing in the various markets militated against Crown tenants being able to meet all their obligations. The revenue, however, exceeds the estimate by about £8,000. The gross revenue quoted above includes approximately £41,000 collected from discharged soldiers who have been assisted by the Department. The rent in arrear totals £4,034. A considerable sum is also owing by discharged soldiers for interest and instalment. The large amount of rent and interest outstanding is undoubtedly due to the fact that both ordinary settlers and discharged-soldier settlers have been adversely affected by the abnormally low prices ruling for wool, stock, and dairy-produce during the year under review. It is evident, however, that the markets are brightening, and with better prices for produce, &c., there is every reason to believe that the arrears will be materially reduced.

Land remaining for Future Selection.—The land remaining for future disposal and not yet opened for selection consists generally of remote, inaccessible areas difficult to road, for which there is no demand at the present time.

Education Endowments.—A number of education reserves were offered for lease during the year, but there was little demand. Some difficulty was experienced with regard to renewals of expired leases of reserves in the Town of Westport. Expired leases over reserves in other parts of the district were renewed at satisfactory rentals.

WESTLAND.

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

Conditions and Progress of Settlement.—For the year ended 31st March, 1922, the weather conditions in Westland were on the whole fairly good from a farming point of view. The winter was mild, and the spring and summer warm, so that there has been abundance of grass throughout the district. Except by farmers for their own use for winter feed, &c., very little cropping is done

in Westland. Turnip crops this year have been generally successful, though some have been destroyed, or greatly damaged, by the fly; oats and hay, although well grown, were difficult to harvest owing to unseasonable weather, and in many cases these crops were consequently wholly or partially lost. Owing to the very heavy rainfall in this district the saving of any crops of this nature is always a matter of especial uncertainty and anxiety, and now that the dairy-farmer is more and more replacing the grazier the question of providing winter feed, upon which the success of the farm often largely depends, is becoming of still greater importance. During the summer months a great deal of feed goes to waste, and probably the saving of ensilage would tend to a great extent to obviate the disadvantage of our wet seasons in this respect. So far, however, farmers have not tried this to any appreciable extent.

There is very little doubt that the future of Westland, so far as farming is concerned, will depend mainly on dairying. There are at present eight dairy factories in full operation, and some of these will have to be considerably enlarged to cope with the increased supplies. In most localities where cheese and butter factories have been established the holdings are too large to induce more intense cultivation or full utilization of the farms, and a good deal of land suitable for dairying and within easy reach of factories is now only used for grazing purposes, very few even of the dairy farms being worked to their full capacity. The subdivision of such farms, which will no doubt gradually come about, would result in the production being probably doubled. On most of the large rivers south of Waiho there is sufficient land of excellent quality to support a dairy factory on each river-flat, but at present these lands are remote and difficult of access, and are held by a very few settlers for grazing and cattle-raising. At the Haast and Okuru, in South Westland, there was a movement on foot amongst the settlers to start a cheese-factory, and to endeavour by subdivision and subletting to induce new farmers to come in. The want of satisfactory access, the remoteness and isolation of the locality, and the small number of settlers there, however, make the proposition a very difficult one to carry through successfully, but it is a movement in the right direction, and should receive every possible encouragement. Were dairy factories once established successfully in these more remote localities, there are large tracts of swamp lands throughout South Westland which, if they could be systematically drained, would considerably increase the areas of supply.

This being purely a dairying and grazing district, the effect of the recent slump in the prices of butterfat, beef, mutton, and wool was severely felt, and the unusually cold weather experienced during the latter part of February and the whole of March tended to reduce the milk-yield to such an extent that few dairy-farmers will reap much benefit from the recent improvement in the price of butter. The prices ruling for beef, mutton, and lamb at the end of the current year were—Prime ox, 25s. to 32s. 6d. per hundredweight; prime heifer, 17s. 6d. to 27s. 6d. per hundredweight; prime cow, 15s. to 25s. per hundredweight; mutton, 3½d. to 5d. per pound over all; lamb, 5d. to 6d. per pound. Wool has lately risen to about 6d. per pound. Butterfat was paid for during the season at an average of about 9d. per pound, and it is expected that in many cases there may be a substantial bonus to come after the end of the season.

The limeworks at Ross and at Kokatahi have been more than fully occupied in coping with the increasing demand for agricultural lime.

Flax-milling is at present practically dormant, and will no doubt remain so pending some marked improvement in prices and demand; only one mill has been working, and that in a small way.

The prices of timber are practically unchanged since last year, but, though there are more mills in operation, the output has decreased, being some 48,000,000 superficial feet, as against 49,000,000 last year: this is due to a falling-off in orders for rimu.

The dredging operations at Rimu Flat by an American gold-mining syndicate, referred to in former reports, were commenced some six months ago, and have since been vigorously proceeded with. I understand the results exceed expectations, and that the syndicate is considering the construction of another large dredge, and has taken up further areas for prospecting.

The area of State forest and provisional State forest has been increased during the year by some 100,000 acres, the total area now amounting to approximately 1,735,000 acres.

While, owing to the sudden fall in prices of all kinds of farm-produce and to the general financial stringency prevailing, the year just ended has been an extremely trying one, there still has been a fair amount of progress made in improving farms, &c.; the settlers generally are hopeful, and should conditions return to anything like normal, as is anticipated, there is every prospect of a speedy recovery from the effects of the recent slump.

Land opened for Selection.—There has been little demand for land during the past year in this district. Under the regulations for the occupation of pastoral lands some few sections were selected in the Westland and Karamea Mining District. A total area of 1,906 acres was taken up by thirteen settlers, exclusive of miscellaneous licenses. No sections were offered by ballot during the year. One education-reserve lease of 410 acres and one miscellaneous lease of 7 acres were sold at auction.

Freeholds.—An area of 972 acres, chiefly consisting of Crown leases, was purchased during the year, making the total area of freehold 155,602 acres.

Land Board Work.—Twelve meetings were held during the year, occupying one full day in each month, as scheduled. A considerable amount of time at each meeting was taken up with applications for advances, postponements, and other concessions by discharged soldiers, and in discussing and considering their position and prospects. In all eighty-five applications for land, 148 transfers, and forty-six applications by discharged soldiers were dealt with, besides a large amount of general miscellaneous work brought before the Board.

Revenue and Arrears.—The total gross revenue from all sources (including Discharged Soldiers Settlement Account) during the year amounted to £37,026, the rent roll being £9,744 and the arrears of rent £729. This shows an increase in the arrears from last year of £170, which is no doubt chiefly to the general depression in prices and tightness of the money-market. Every effort is being made to reduce the amount.

Land remaining for Selection.—The Crown land now remaining for future selection in Westland is not generally very attractive, consisting as it does of more or less heavily timbered bush country and of worked-out milling-bush of somewhat poor quality. There are, however, considerable areas of swamp lands, chiefly in South Westland, which may possibly come in later on. Some 5,000 acres, recently surveyed bush land of fair quality, will probably be opened for selection within the next twelve months.

CANTERBURY.

(G. H. BULLARD, Commissioner of Crown Lands.)

Conditions and Progress of Settlement.—The past season in Canterbury has been generally favourable for the growth of roots and grass, but the dry spell during midsummer had a retarding effect on cereal crops, and yields generally did not reach first expectations; a proportion of stook-threshed wheat has been rejected or held back, and some of the grain has been affected by wet weather during the harvesting of some of the crops. Where the land was suitable there have been some fair yields of wheat. Many oat crops on the lighter lands gave poor yields; in some cases, on twitch-infested lands, where soldiers were unable to work the land sufficiently, results have been poor. On some farms rather more land than desirable was put under crop. On dairying-lands feed has been fairly plentiful and the supply of milk has kept up well; but owing to the low price ruling for butterfat many of the dairy-farmers are hard pressed financially, and those having to dispose of any of their cattle have had to accept prices much less than they paid. Fortunately, prospects for the future seem brighter. On the pastoral country there were no serious losses of stock, as the higher lands have been free from heavy snowfalls, and feed has been plentiful. The lambing was a fair one, and stock generally are in good condition to face the coming winter. The finer wools have realized fair prices, as also have fat lambs. Many settlers have, however, to carry a load of debt caused by high prices paid in the past for stock, which now have to be sold for much less. Those running the coarser-fleeced sheep have not received much for their wool. Orchardists have not done too well, on account of the rain experienced at the time of the fruit setting. The present prospects for the coming year are, on the whole, good, and probably less cereals will be grown; but, as prices for butterfat, wool, and sheep seem to be rising, farmers can look to the future more hopefully. Those having to depend for help in finance will have to exercise thrift, as the stock and agency companies are collecting and calling in as much of their accounts as possible, and this has a reflex action on the amount of territorial revenue received, as farmers in many cases have had to apply for remissions. They have been treated as fairly as possible by the Board, which at the same time has had to keep in mind the conserving of the Crown's interest. On some of the lighter gravelly lands settlers are finding difficulty in meeting their engagements.

The total number of Crown tenants on the books at the 31st March, 1922, was 4,061, or sixteen more than the previous year; the area occupied was 4,242,338 acres, yielding an annual rental of £291,222. The total revenue was £420,121, including £185,379 revenue receivable from advances to discharged soldiers; primary and secondary educational endowments covering 30,606 acres, with 232 tenants, and an income of £71,236, are also included in the figures given.

Lands opened for Selection.—The settlement of soldiers on settlement lands has practically ceased in this district, there being only ten selections, of an area of 1,206 acres. A pastoral run of 21,200 acres was offered for ballot by soldiers but was not selected. Twelve sales were held, offering forty-seven lots, of a total acreage of 23,866 acres, for public competition. Altogether seventy-two selections were made, covering an area of 19,735 acres, yielding £2,489.

Freeholds.—During the year fifteen selectors acquired the freehold of 353 acres. This brings up the total of lands alienated under freehold tenure to 1,123 sections, comprising 3,771,780 acres. Deferred-payment licenses were also issued to the extent of four sections, of 4,216 acres.

Land Board Work.—The Land Board has had some very busy sessions this year. There were thirteen meetings, extending over a period of forty-one days, and the Department is much indebted to the members for their continued faithful and untiring work. Mr. T. Gee, an old member of the Board, left late in the period for a trip to England. The Board dealt with 287 transfers, 1,121 applications from soldiers, and 1,154 miscellaneous matters.

Revenue Matters.—The gross revenue for the year was £420,121, of which £185,379 is accounted for by repayments and receipts under the Discharged Soldiers Settlement Act. The arrears in rent show a certain increase over last year. This is, of course, accounted for largely by the slump in the markets and the financial stringency, commercial firms being less ready to assist their clients. There are 287 tenants (of whom eighty-seven are soldiers) in arrear for a sum of £21,856. It was found necessary to assist a comparatively large number of tenants by postponing their rent, and during the period under review 274 tenants were granted this concession, for a sum of £36,015. Of this amount, however, £13,000 was repaid, and since the writing hereof a further considerable amount has been repaid.

Discharged Soldiers Settlement Act Advances.—This district now has 2,412 instalment accounts and 519 current accounts, representing a total capital of about two and a half million pounds. This involves a large amount of responsibility and care, especially when the rapid growth of the business is taken into consideration. During the year seventy-eight mortgagors have repaid the whole of the sums advanced them, thus closing their accounts. Losses incurred during the year through soldiers giving up possession of their farms amount to £299 4s. 6d. Every endeavour is being made to recover arrears, which amount to £24,119, while a further amount of £7,046 has been postponed.

Lands available for Further Selections.—The land available for immediate disposal to returned soldiers consists of sixteen sections at Avonhead No. 2 Settlement, of an area of 154 acres; also there are five sections, of an area of 16 acres, remaining vacant in Heihei Settlement. Two pastoral runs, aggregating 27,261 acres, and twenty allotments, representing 330 acres of suburban rural and miscellaneous lands, are available.

OTAGO.

(R. T. SADD, Commissioner of Crown Lands.)

Conditions and Progress of Settlement.—Owing to the serious drop in the prices of wool and stock last year very little new settlement has taken place, and the demand for land by discharged soldiers, especially pastoral land, has dropped to a minimum. The general rise in the prices of wool and stock of the last few months has given a more hopeful outlook to the pastoralist, and if maintained there will again be a keen demand for pastoral country. Dairy-farmers have had a very indifferent year owing to the low prices ruling for their produce.

During the earlier part of 1921–22 the general trend of prices of stock was low, but during January, 1922, the proposed operations of the Meat Pool had the effect of considerably increasing the price of lambs and other lines of sheep, and the prices have been maintained. In many cases farmers had sold their lambs prior to this rise in prices, and consequently did not get the benefit of the increase. At present the prices of sheep are nearly as high as the average of the best seasons of the past.

The wool-sales have improved very much by comparison with last year in the price of fine wools, and although the coarser wools have not yet risen to a reasonable figure there is an upward tendency, and there is hope that next season they will largely increase in value. As so many of the smaller farmers or those engaged in mixed farming carry sheep producing coarse wool on account of the lamb-market, a rise in this class of wool materially affects their position.

Cattle have not risen in value, and beef is at a much lower price than it was two years ago—in fact, cattle are now hardly worth breeding as far as beef is concerned. The lower prices ruling in the Old Country, the increased cost of carriage, and the proximity of the Argentine to the best markets help to account for our low prices for fat cattle. Dairy cows also have gone down very much in price on account of the drop in prices of butterfat and milk; this operates very harshly on those who went into high-priced land when high prices for produce were ruling and now find they cannot carry on and have to sacrifice both land and stock. The older-settled farmer on low-priced lands and with dairy herds long established will probably not feel the slump to any great extent. The price of butter is already giving indications of an upward tendency which means the salvation of many dairy-farmers.

The past season up to early in March was excellent for the growth of cereal crops, but harvesting operations have been at a standstill for weeks in some parts of the district, especially South Otago, owing to the continued wet weather, and it is feared that many of the crops cut and not stacked are seriously depreciated in value. Probably in all the history of Otago there never were such good crops of cereals, and it is greatly to be regretted that in some parts of the district such serious damage has been caused by bad weather: this applies to most of the cereal crops south of Dunedin and round Tapanui.

The fruit-farmers of Central Otago have had very good returns, and the season generally has been favourable. Some of the stone-fruit, owing to periods of very hot weather, came in rather quickly for successful handling, and some of it reached the market overripe, hence there have been small losses. In North Otago the stone-fruits were practically a failure owing to late frosts, but the pip-fruits are promising well.

Lucerne-growing is rapidly developing in Central Otago. There are now many very fine areas in the central part of the district, and this crop is no doubt going to add very materially to the prosperity of the settlers. The irrigation-works provided by the Government will greatly increase the areas of lucerne in the near future. The Manorburn-Ida Valley scheme has already improved much of the land in Ida Valley to a remarkable extent; areas that a few years ago would not carry a sheep to the acre are now carrying five, and in some cases the carrying-capacity is higher still. Irrigation has proved that much of the apparently dry, poor land in Central Otago can be made to produce abundant crops of almost any description, and large areas of land hitherto held in large holdings will have to be subdivided in order to give their best results. Many of the holders of pastoral runs are giving serious attention to the growth of lucerne as a provision for winter feeding, with good results.

Many of the bush farmers have felt severely the fall in price of dairy-produce; they depend chiefly on butter and cheese, and when prices fall their condition is bad. There has, however, been abundance of grass, and this has compensated to some extent in providing an increased amount of milk.

Lands opened for Selection.—Owing to the considerable areas of land already acquired being unselected, the total area opened for selection for the year ended 31st March, 1922, was 10,558 acres, consisting of the Kelso and Pukeawa Settlements, containing respectively 723 and 2,737 acres, and scattered sections of ordinary Crown lands, the bulk being lands on different settlements offered for public selection, and some education reserves. The Teviot Settlement, containing 22,000 acres of freehold land and 48,000 acres of leasehold pastoral country, was offered for selection by discharged soldiers in March, 1921, on certain conditions, and eight out of thirty-two holdings were selected; four of these have retained their holdings and effected considerable improvements, and are putting

stock on this season. The balance of the block is being farmed by the Crown until next season. The subdivisions of the Mount Pisa Run, owing to the unfavourable conditions with regard to prices of stock and produce, have not yet been offered for selection, but are being looked after by a manager, who is attending to the stock and dealing with the rabbits.

Freehold Tenures.—A total area of 3,824 acres was made freehold, consisting of thirty holders of leases of ordinary Crown lands with a right to the freehold, and two land-for-settlement deferred-payment licenses made freehold.

Land Board.—The work of the Board has not been so heavy during the past year, and now only monthly meetings are held. Fourteen meetings were held during the year.

Land remaining for Future Selection.—The area remaining for future selection open in the Land Guide consists of sixty-two holdings; area, 8,089 acres. Land not yet offered: Teviot Settlement, 17,000 acres settlement land and 33,000 acres pastoral country, and the subdivisions of Mount Pisa Run, 130,000 acres.

SOUTHLAND.

(THOMAS BROOK, Commissioner of Crown Lands.)

During the past year land-settlement has proceeded only at a moderate rate, the demand for new selections having fallen off considerably. This position has been brought about chiefly by the unsettled state of the markets for farm-produce, the scarcity of money for land-development purposes, and the high cost of all the essentials for establishing the new settler.

It is satisfactory to note that on most of the new selections a good deal of permanent improvement has been effected. The advantages of draining, liming, and establishing permanent pastures are being more fully appreciated, particularly on small holdings; homestead buildings of a better class are becoming general, and on all dairy farms of moderate size milking plants are being installed and are giving general satisfaction. Better methods of providing winter feed are being adopted, and the improvement of dairy herds by systematic culling is receiving more attention than hitherto.

The season has been a fairly good one for dairying, but the returns are still uncertain. A few factories sold early at good prices, but most of the season's output is being consigned, and suppliers have been receiving advances of 9d. and upwards per pound of butterfat. Directors appear to be unwilling to take any risk with the market, but the recent improvement in the London prices has encouraged them to make more liberal advances.

With proper treatment oats generally yield well in Southland, but the climatic conditions are such that the growing of wheat is always attended with risk. The guaranteed minimum price for milling-wheat encouraged many farmers to take the risk, and consequently the area under wheat was much greater than for many years past. The crops generally were very good, but unfortunately they had to be harvested under very bad weather conditions, and while there are few total failures a considerable part of the yield will be of inferior quality.

Very little land is changing hands at present, but there is no indication of small improved farms coming down in price. The recent rise in lamb and the improved outlook for wool have steadied the tendency towards a fall in pastoral country, and inquiries for this class of land are increasing.

The last few years have shown increased activity in the coal-mining industry. The principal coalfield is in the Wairaki and Wairio districts, and as many of the working mines are on Crown land and education reserves considerable revenue is derived therefrom. Rent and royalties received this year amounted to £1,662 19s., a slight increase on the previous year's figures. The working of this coalfield is hampered to some extent by the lack of railway facilities, and an endeavour is being made to have this difficulty overcome by the early extension of the Ohai Railway.

Two provisional licenses to work marble were granted during the year. The samples obtained are of good quality, but further investigation is required to determine whether the working of the deposit can be placed on a commercial footing.

It was expected that the year would close with an increase in the arrears of rent and interest, and such has proved to be the case. That this is due to the exceptional circumstances now prevailing throughout the Dominion is borne out by the fact that many old settlers who had never previously failed to pay promptly have been compelled to ask for an extension of time in which to meet their payments. A contributing factor is the inability of commercial firms to give clients the usual credits; but a more confident feeling is apparent, and there is reason to believe that during the coming year we shall regain much of our lost ground.

APPENDIX II.—LAND FOR SETTLEMENTS.

THE following tables show the estates opened for selection during the year, and parts of settlements previously acquired but not then offered, and the present position of all settlements disposed of under the Land for Settlements Acts :—

Land District.				Name of Estate.			Number of Holdings open for Settlement.	Area opened for Selection.
North Auckland				Motutara			13	Acres. 2,563
Auckland				Reporoa (part)			13	3,215
				Hikuai			19	7,130
				Orongo (part)			17	825
Hawke's Bay				Wharekaka			14	778
				Glencoe			10	477
Taranaki				Katikara			3	328
				Piu			8	2,100
Wellington				Almadale			9	670
				Haunui No. 2			7	347
				Pihautea (part)			1	48
				Pitt (part)			4	17
Nelson				Matakitaki			8	6,980
Otago				Kelso			5	723
				Pukeawa			14	2,737
Totals							145	28,938

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, 1922.

Name of Estate.	Lease-holds.	Free-holds.	Principal Purpose for which Holdings are utilized.				Remarks as to Present Position.
<i>North Auckland.</i>							
Bickerstaffe	43	4	Grazing	..	..	..	Good.
Cadman	1	..	Grazing.				
Bayliss	1	..	Dairying	..	..	..	Fair.
Carroll	1	1	Grazing lease only.				
Craddock	3	11	Homes and orchards	..	..	..	Satisfactory.
Eccleston No. 2 ..	7	1	Homes ..	..	..	..	Good.
Hetana	16	74	Homes and orchards	..	..	..	Good.
Kitchener	5	7	Homes and orchards	..	..	..	Good.
Koremoa	13	..	Dairying	..	..	..	Fair.
Lawry	2	..	Grazing lease.				
Methven	6	24	Homes and orchards	..	..	..	Good.
Motutara	10	..	Dairying and grazing	..	..	..	New estate.
Paerata	2	..	Mixed farming	..	..	..	Good.
Pakaruka	15	1	Dairying	..	..	..	Fair.
Parahi	10	..	Grazing and dairying	..	..	..	Good.
Plumer	5	16	Homes and orchards	..	..	..	Good.
Prescott	1	..	Grazing.				
Puketi	1	..	Grazing	..	..	..	Fair.
Puni	12	..	Dairying	..	..	..	Fair.
Remuera	28	..	Dairying	..	..	..	Fair.
Streamlands	13	..	Dairying	..	..	..	Fair.
Te Pua	5	..	Dairying	..	..	..	Good.
Tokiri	5	..	Dairying	..	..	..	New estate.
Upokonui	4	..	Dairying and grazing	..	..	..	Good.
Waari	16	24	Homes and orchards	..	..	..	Good.
Waimata	15	..	Dairying	..	..	..	Fair.
Waiteitei	10	..	Dairying	..	..	..	Fair.
Totals.. ..	250	163					

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, 1922—continued.

Name of Estate.	Lease-holds.	Free-holds.	Principal Purpose for which Holdings are utilized.	Remarks as to Present Position.
<i>Auckland.</i>				
Apata	8	..	Dairying	Fairly good.
Bulachraggan	22	4	Dairying	Very good.
Clifford	9	..	Dairying and mixed farming	Good.
Delaney	1	..	Homes	Fair.
Fencourt	25	20	Dairying	Very good.
Gorton	10	..	Dairying	Good.
Hereford Park	3	..	Mixed farming	Fair.
Hikuai	17	..	Dairying and mixed farming	New estate; prospects good.
Horahia	6	..	Dairying	Very good.
Horahora	10	..	Dairying and mixed farming	Good.
Hukutaia	24	..	Dairying and mixed farming	Good.
Kaipaki	4	..	Dairying	Very good.
Karapiro	10	9	Dairying	Very good.
Kipuku	5	..	Dairying	New estate; fair.
Kopuku No. 2	8	..	Dairying	New estate; fair.
Laurenson	..	..		..
Mangaotama	3	..	Dairying	Good.
Mangapouri	5	9	Dairying	Good.
Mangateparu	56	..	Dairying	Good.
Mangawhero	13	14	Dairying	Good.
Matamata	105	197	Dairying and mixed farming	Very good.
Matuku	11	..	Dairying	Good.
Ngahinepouri	4	..	Dairying	Good.
Ohauti	15	..	Mixed farming	Fair.
Okauia	8	10	Dairying	Good.
Omehu	10	..	Dairying	New estate; prospects good.
Opouriao	39	65	Dairying	Very good.
Orongo	27	..	Dairying	New estate; prospects good.
Otanarakau	8	..	Dairying	Good.
Otway	11	7	Dairying	Very good.
Pakarau	20	3	Dairying	Good.
Puahue	19	..	Dairying and mixed farming	Good.
Pukemapou	8	..	Dairying	Good.
Rangiatea	12	12	Dairying	Very good.
Rangitaiki	7	..	Dairying and small farming	Good.
Reporoa	66	5	Dairying and mixed farming	Good.
Rewi	7	4	Dairying	Good.
Reynolds	20	..	Dairying	Good.
Rotomanuka	1	..	Dairying	Good.
Selwyn	108	129	Dairying and mixed farming	Good.
Tahaia	11	..	Dairying	Good.
Tainui	3	..	Grazing	Good.
Taniwha	10	..	Dairying	Very good.
Tautari	37	6	Dairying and mixed farming	Good.
Tapapa	11	..	Dairying	Good.
Teasdale	28	74	Business and residence	Good.
Te Miro	39	..	Dairying and grazing	Fair.
Waiare	4	..	Dairying	Good.
Waimana	28	18	Dairying	Very good.
Waitakaruru	16	1	Dairying and grazing	Fair.
Whatawhata	2	..	Dairying	Good.
Whitehall	7	13	Dairying	Very good.
	941	600		
<i>Hawke's Bay.</i>				
Ardkeen	17	..	Pastoral	Fair.
Argyll	57	6	Agricultural and pastoral	Very good.
Beattie	6	..	Pastoral	Very good.
Clydebank	20	3	Pastoral	Very good.
Corby	4	..	Mixed farming	Very fair.
Coyne	1	..	Mixed farming	Good.
Crownthorpe	18	..	Pastoral	Good.
Elsthorpe	45	8	Pastoral	Very good.
Forest Gate	19	9	Agricultural and pastoral	Good.
Glencoe	4	..	Dairying	Fair.
Glengarry	22	..	Dairying	Fair.
Gwavas	12	..	Agricultural and pastoral	Good.
Hatuma	63	16	Agricultural and pastoral	Very good.
Homebush	14	..	Dairying	Good.
Kumeroa	13	3	Agricultural, pastoral, and dairying	Very good.
Kanakaanai	7	1	Pastoral	Very good.
Lindsay	62	7	Mixed farming	Good.
Mahora	28	6	Mixed farming	Very good.
Manga-a-toro	22	4	Agricultural and pastoral	Good.
Mangatahi	22	..	Agricultural and pastoral	Very fair.
Marakeke	17	..	Mixed farming	Good.
Ngatapa	27	3	Pastoral	Very good.
Ohuka	17	..	Pastoral	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, 1922—*continued.*

Name of Estate.	Lease-holds.	Free-holds.	Principal Purpose for which Holdings are utilized.	Remarks as to Present Position.
<i>Hawke's Bay—continued.</i>				
Omana	9	1	Dairying	Good.
Otamauri	17	..	Dairying	Good.
Paremata	6	..	Dairying and pastoral	Good.
Parinui	4	..	Mixed farming	Good.
Pourerere	6	..	Agricultural and pastoral	Very fair.
Pouparao	4	5	Agricultural and dairying	Very good.
Raureka	11	8	Dairying and fruit-culture	Very good.
Raumati	30	3	Pastoral and dairying	Very fair.
Repongaere	11	..	Pastoral and dairying	Fair.
Rissington	5	..	Pastoral	Fair.
Springhill	16	1	Mostly pastoral	Very good.
Sherenden	21	..	Mostly pastoral	Very good.
Te Kaihi	3	..	Mixed farming	Fair.
Te Kura	12	..	Dairying	Fair.
Te Mata	9	..	Fruit-farming	Good.
Tongoio	12	..	Mostly pastoral	Good.
Tomoana	7	7	Fruit and dairying	Very good.
Te Arai	51	8	Agricultural, pastoral, and dairying	Very good.
Waihau	21	1	Mostly pastoral	Very fair.
Waimarie	13	5	Agricultural and dairying	Very good.
Waipuka	1	..	Mostly pastoral	Good.
Watea	9	..	Mixed farming	Fair.
Wharekaka	14	..	Dairying	Good.
Wigan	14	6	Pastoral	Very good.
Wilder	4	..	Mixed farming	Good.
Willows	20	2	Agricultural and dairying	Very good.
Totals.. ..	847	113		
<i>Taranaki.</i>				
Araheke	3	..	Dairying	Improving.
Clandon	7	..	Dairying	Good.
Croydon	7	..	Dairying	Fair.
Hawke	1	..	Dairying	Backward.
Huatoki	16	..	Residential and small farming	Fair.
Huia	5	..	Grazing, &c.	Fair.
Huinga	10	..	Dairying	Good.
Karu	4	..	Mixed farming	Fair.
Kohura	9	..	Mixed farming	Fair.
Katikara	2	..	Dairying	Just started.
Kota	7	..	Mixed farming	Fair.
Mana	1	..	Grazing	Improving.
Mangamaire	1	..	Grazing	Indifferent.
Matane	1	..	Dairying	Very fair.
Marco	2	..	Mixed farming	Fair.
Ngutu	1	..	Grazing and dairying	Very fair.
Parkes	7	..	Dairying	Good.
Rahu	1	..	Grazing	Indifferent.
Ratapiko	5	..	Dairying	Very fair.
Spotswood	22	23	Homesteads and small dairying	Good.
Taitama	7	..	Dairying and grazing	Fair.
Tariki	7	1	Dairying	Good.
Tawhiwhi	7	..	Mixed farming	Fair.
Tokaora	6	10	Dairying	Very good.
Tututawa	3	..	Dairying and grazing	Very fair.
Totals.. ..	142	34		
<i>Wellington.</i>				
Almadale	9	..	Dairying	Good.
Aorangi	27	14	Dairying and fruitgrowing	Good.
Ahiaruhe	10	..	Dairying	Good.
Akitio	5	..	Grazing	Good.
Arawhata	2	..	Grazing	Good.
Armstrong	2	..	Grazing and dairying	Good.
Bartholomew	6	..	Dairying	Good.
Bailey	1	..	Dairying	Fair.
Benge	1	..	Dairying	Good.
Braemore	3	..	Grazing	Good.
Brown	1	..	Dairying	Good.
Bruce	1	..	Dairying	Very fair.
Callender	2	..	Dairying	Good.
Carrington	33	2	Dairying	Very good.
Cherry-grove	3	..	Dairying	Fair.
Cloverlea	17	..	Dairying	Very good.
Corliss	2	..	Dairying	Fair.
Coyle	1	..	Dairying	Good.
Devonshire	1	..	Dairying	Very fair.
Dawbin	1	..	Dairying	Fair.
Dixon	1	..	Dairying	Good.
Dyer	35	4	Grazing and cropping	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, 1922—continued.

Name of Estate.	Lease-holds.	Free-holds.	Principal Purpose for which Holdings are utilized.	Remarks as to Present Position.
<i>Wellington—continued.</i>				
Eaglesham	6	..	Dairying	Good.
Epuni Hamlet	32	11	Market-gardening	Good.
Evans	1	..	Dairying	Good.
Fairfield	11	..	Grazing and cropping	Very fair.
Falloon	7	..	Grazing and cropping	Good.
Gee	1	..	Grazing and cropping	Good.
Glasspole	1	..	Dairying and grazing	Fair.
Graham	2	..	Dairying and cropping	Good.
Greves	1	..	Dairying and grazing	Good.
Greystoke	15	..	Dairying and cropping	Good.
Hall-Jones	4	..	Grazing and gardening	Good.
Hammond	2	..	Grazing	Fair.
Hardie	1	..	Dairying	Uncertain.
Harper	3	..	Dairying	Good.
Haunui	9	..	Dairying	Very good.
Haunui No. 2	7	..	Dairying	Very good.
Hawtrey	36	14	Residential	Good.
Heatherlea	19	7	Dairying, poultry, and bees	Good.
Heights	4	..	Dairying	Fair.
Hill	1	..	Dairying	Fair.
Horrobin	1	..	Mixed farming	Good.
Johnson	1	..	Mixed farming	Fair.
Kairanga	12	..	Dairying	Excellent.
Kiwitea	1	..	Grazing	Good.
Kopane	14	..	Dairying	Good.
Kuku	6	..	Dairying	Good.
Langdale	14	13	Grazing	Good.
Langley-Purdom	2	..	Dairying	Good.
Lean	1	..	Market-gardening	Good.
Lewis	1	..	Dairying	Good.
Linton	5	..	Dairying and cropping	Good.
Little	2	..	Grazing and dairying	Good.
Longbush and Matupuka	19	3	Grazing and dairying	Good.
Littler	1	..	Mixed farming	Fair.
Makowai Extension	28	..	Dairying and cropping	Good.
Makapua	4	..	Grazing	Good.
Marama-a-mau	6	..	Grazing and dairying	Good.
Marshall	1	..	Dairying	Good.
Matamua	4	..	Grazing, pigs, poultry, &c.	Good.
Maungaraki	18	2	Grazing and dairying	Good.
Mangawhata	1	6	Dairying	Good.
Motukai	3	..	Grazing	Good.
Moroa	19	..	Dairying	Good.
Muhunoa	2	..	Dairying	Good.
McDonell	1	..	Dairying	Good.
McKenzie	1	..	Dairying	Good.
McLean	1	..	Dairying	Fair.
Ngakaroro	2	..	Dairying	Fair.
Neligan	1	..	Mixed farming	Fair.
Nesdale	1	..	Mixed farming	Fair.
Nesdale No. 2	1	..	Mixed farming	Fair.
Ngahape	3	..	Grazing	New.
Ngarara	5	..	Dairying	Good.
Normandale	51	5	Grazing, pigs, and poultry	Good.
Olliver	2	..	Dairying	Good.
Olver	1	..	Dairying	Good.
Omapu	4	..	Dairying	Good.
Ohakea	4	12	Dairying and cropping	Good.
Oroua	2	..	Dairying	Good.
Otahome	3	..	Grazing	Fair.
Oturoa	7	..	Dairying	Good.
Osborne	5	..	Dairying	Good.
Paa Creek	2	..	Dairying	Very good.
Paparangi	33	7	Residential, pigs, &c.	Good.
Paramu	1	..	Grazing	Fair.
Perham	1	..	Dairying and pigs	Good.
Pihautea	30	..	Dairying and cropping	Good.
Pitt	3	..	Gardening	Very good.
Pohehe	3	..	Dairying	Good.
Poroporo	15	2	Grazing, cropping, &c.	Good.
Pukenamu Extension	8	..	Dairying	Good.
Pukekoa	9	..	Dairying	Good.
Puketoi	9	..	Grazing	Good.
Putorino	15	..	Dairying	Good.
Quillinan	1	..	Dairying	Good.
Ruatangata	3	..	Dairying	Good.
Raumaewa	2	..	Dairying	Good.
Saxon	1	..	Dairying	Good.
Sandilands	1	..	Dairying	Good.
Soland	1	..	Dairying	Good.
Stanley	1	..	Dairying	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, 1922—*continued.*

Name of Estate.	Leaseholds.	Freeholds.	Principal Purpose for which Holdings are utilized.	Remarks as to Present Position.
<i>Wellington—continued.</i>				
Stokes	1	..	Dairying	Good.
Tawaha	24	1	Grazing and dairying	Good.
Tablelands and Hikawera ..	15	..	Grazing	Good.
Tumaihi	4	..	Dairying	Good.
Taikorea	6	..	Dairying	Good.
Te Matua	9	5	Grazing and dairying	Good.
Te Whiti	7	..	Dairying	Good.
Tikotu	3	..	Dairying	Good.
Tiraumea	20	..	Dairying and grazing	Very doubtful.
Tuturumuri	12	..	Grazing	Fair.
Te Ore Ore	8	..	Dairying	Good.
Waddington	16	..	Market-gardening and poultry	Good.
Wahren	1	..	Dairying	Fair.
Waihora	3	..	Dairying and grazing	Good.
Wilford	27	8	Residential	Good.
White	1	..	Dairying	Good.
Waterson	2	..	Dairying	Good.
Westmere	7	..	Grazing	Fair.
Woulfe	1	..	Dairying	Fair.
Wright	1	..	Dairying	Good.
Youle	1	..	Dairying	Good.
Totals	896	116		
<i>Nelson.</i>				
Blue Glen	2	..	Grazing	Fair.
Braeburn	21	2	Mixed farming	Good.
Glen Rae	1	..	Mixed farming	
Golden Downs	3	..	Mixed farming	Fair.
Homestead-sites	3	..		
Lake	5	..	Grazing	Fair.
Palmer	1	..	Grazing	Fair.
Spittal	1	..	Dairying	Uncertain.
Tutaki	2	1	Grazing	Fair.
Walker	1	..	Dairying	Fair.
Wangapeka	14	3	Mixed farming	Good.
Totals	54	6		
<i>Marlborough.</i>				
Alberton	4	..	Agriculture	Good.
Blind River	18	..	Sheep-farming and agriculture	Good.
Bomford	1	..	Agriculture	Good.
Erina	11	2	Sheep-farming	Unsatisfactory.
Flaxbourne	130	8	Sheep-farming and agriculture	Very good.
Goat Hills	4	..	Sheep-farming	Uncertain yet.
Hillersden	53	6	Sheep-farming	Satisfactory.
Hillersden Bush	3	..	Pastoral and supply of posts	Satisfactory.
Linkwater Dale	7	..	Dairying	Good.
Lynton Downs	11	..	Sheep-farming	Fair.
Moorlands	6	..	Agriculture	Good.
Neville	1	..	Agriculture	Satisfactory.
Northbank	10	..	Grazing	Satisfactory.
Omaka	13	..	Sheep-farming and agriculture	Good.
Puhipuhi	2	..	Sheep-farming	Very good.
Rainford	11	..	Dairying	Excellent.
Richmond Brook	12	..	Sheep-farming and agriculture	Very good.
Starborough	167	14	Sheep-farming and agriculture	Excellent.
Waipapa	4	..	Sheep-farming	Satisfactory.
Warnock	1	..	Dairying	Fair.
Wither	19	2	Sheep-farming, agriculture, and small farms	Satisfactory.
	488	32		
<i>Westland.</i>				
Kokatahi	8	..	Dairying and grazing	Highly satisfactory.
Poerua	23	2	Dairying and grazing	Highly satisfactory.
	31	2		
<i>Canterbury.</i>				
Albury	79	1	Sheep-farming and grain-growing	Well established.
Acton	3	..	Mixed farming	Uncertain yet.
Allanholme	9	..	Sheep-farming and grain-growing	Good.
Annan	42	4	Mixed farming and grazing	Well established.
Ashley Gorge	7	3	Dairy farming and grazing	Well established.
Ashwick	8	..	Sheep-farming and grain-growing	Good.
Ashton	8	..	Mixed farming	Uncertain yet.
Avenal	16	..	Mixed farming	Very fair.
Avenal Extension	11	..	Mixed farming	Very fair.
Avonhead	18	..	Small farming	Unsatisfactory.
Aylesbury	6	..	Mixed farming	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, 1922—*continued*.

Name of Estate.	Lease-holds.	Free-holds.	Principal Purpose for which Holdings are utilized.	Remarks as to Present Position.
<i>Canterbury—continued.</i>				
Bankfield	9	..	Mixed farming and grain-growing	Uncertain yet.
Beach	7	..	Mixed farming	Uncertain yet.
Bourndale	7	..	Sheep-farming and grain-growing	Very fair.
Braco	6	8	Market-gardening	Well established.
Brooksdale	14	..	Mixed farming	Fair.
Broadlands	5	..	Mixed grain-growing	Fair.
Bruce	4	..	Mixed farming	Uncertain yet.
Buddo	12	3	Workers' dwellings	Fair.
Buckley	3	..	Mixed farming	Uncertain yet.
Burke's Homestead	1	..	Homestead-site.	
Chamberlain	21	..	Sheep-farming and grain-growing	Well established.
Clandeboye	10	..	Dairy-farming and grain-growing	Very fair.
Clandeboye 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	Uncertain yet.
Copland	2	..	Sheep, dairy-farming, and grain-growing	Good.
Craigmore	10	..	Mixed farming	Uncertain yet.
Cricklewood	8	..	Mixed farming	Good.
Culverden	58	9	Mixed farming and grazing	Good.
Douglas	34	..	Sheep-farming and grain-growing	Fair; improving.
Doyleston	5	..	Mixed farming	Uncertain yet.
Drayton	16	4	Agricultural	Improving.
Dromore	3	..	Mixed farming and grazing	Uncertain yet.
Eacleston	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	29	1	Mixed farming and grazing	Good.
Glentanner	..	..	Homestead-site	Fair.
Grange	3	..	Dairying and grain-growing	Uncertain yet.
Hadlow	3	..	Mixed farming	Uncertain yet.
Hawthorne	6	..		
Hekeao	10	7	Mixed farming	Well established.
Heihei	11	..	Poultry-farming, &c.	Uncertain yet.
Highbank	70	8	Mixed farming	Well established.
Hillboro	3	..	Sheep-farming and grain-growing	Good.
Homebrook	16	..	Mixed farming	Fair.
Homestead-sites	10	..		
Hornby	20	3	Agricultural and gardening	Fair.
Horsley Downs	10	17	Mixed farming	Well established.
Isleworth	13	..	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.
Kaputohe	10	4	Workers' homes and gardening	Satisfactory.
Keith	..	1	Mixed farming	Satisfactory.
Kereta	4	..	Dairying	Well established.
Kinloch	32	..	Dairy-farming and grazing	Very good.
Kohika	17	..	Mixed farming	Well established.
Kohika No. 2	4	..	Mixed farming	Very good.
Kowhatu	5	..	Mixed farming	Uncertain yet.
Ladbrooks	14	..	Dairying and mixed farming	Improving.
Lambrook	5	..	Mixed grain-growing	Uncertain yet.
Lansdown	10	1	Sheep-farming and grain-growing	Good.
Lauriston	4	..	Mixed grain-growing	Uncertain yet.
Leeston	5	..	Agricultural	Well established.
Lees Valley	9	..	Sheep-farming	Fair.
Lyndhurst	15	..	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.
Maerawiti	13	..	Mixed farming and grazing	Well established.
Maytown	9	2	Sheep-farming and dairying	Good.
Mead	22	..	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.
Montford	7	..	Mixed farming and grazing	Uncertain yet.
Morice	28	3	Dairying and grass-seed growing	Satisfactory.
Morten	1	..	Poultry, &c.	Uncertain yet.
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 yet.
Ohapi	6	..	Mixed farming	Good.
Omihi	..	..	Homestead-site.	
Orakipaoa	26	1	Dairying, grain-growing, and gardening	Well established.
Otaio	9	..	Small farming and dairying	Well established.
Otarakaro	5	2	Market-gardening	Well established; 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, 1922—*continued.*

Name of Estate.	Lease-holds.	Free-holds.	Principal Purpose for which Holdings are utilized.	Remarks as to Present Position.
<i>Canterbury—continued.</i>				
Papaka	9	..	Mixed gardening	Well established.
Pareora	28	..	Sheep-farming and dairying	Good.
Pareora No. 2	28	6	Sheep-farming and grain-growing	Well established.
Patoa	1	3	Grazing and small farming	Satisfactory.
Pawaho	8	17	Market-gardening	Satisfactory.
Peaks	10	2	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.
Roimata	12	17	Workers' homes	Satisfactory.
Rollesby	1	..		..
Rosebrook	11	3	Small farming and dairying	Good.
Rosewill	153	8	Sheep-farming and grain-growing	Well established.
Riverina	5	..	Mixed farming	Uncertain yet.
Ruapuna "2"	15	..	Mixed farming	Very good.
Scargill	9	..	Mixed farming and grazing	Moderate.
Seafeld	4	..	Mixed farming	Satisfactory.
Seaforth	9	..	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	21	19	Workers' homes	Satisfactory.
Tara	8	1	Sheep-farming and grain-growing	Very good.
Tarawahi	14	14	Workers' homes	Satisfactory.
Teschemaker	12	..	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	188	13	Sheep-farming and grain-growing	Well established.
Waimate	38	..	Sheep-farming and grain and fruit growing	Good.
Wairere	7	..	Mixed farming	Uncertain yet.
Waitohi Peaks	11	..	Sheep-farming	Uncertain yet.
Wharenui	22	7	Workers' homes	Well established.
Winchester	10	..	Sheep-farming, grain-growing, and dairying	Fair.
Woodlau	5	..	Mixed farming and grazing	Uncertain yet.
Totals	1,886	209		
<i>Otago.</i>				
Airedale	12	..	Dairying and general farming	Fair.
Ardgowan	67	3	Dairying and general farming	Fair.
Armore	5	..	Mixed farming	Good.
Aviemore	1	..	Grazing	Good.
Awamoa	1	..	General and mixed farming	Good.
Barnego	22	2	Dairying and general	Good.
Bellamy	14	..	Grazing	Fair.
Cardrona	1	..	Grazing	Fair.
Clareview	5	..	Dairying and general	Fair.
Clifton	10	..	General	Fair.
Conical Hills	46	1	Grazing and general	Fair.
Crosshill	5	..	General and mixed farming	Fair.
Croucher	1	..	Mixed farming	Good.
Dalmain	3	..	Grazing	Indifferent.
Duncan	5	3	Dairying	Fair.
Earnsclough	15	..	Fruitgrowing	Very fair.
Elderslie No. 1	35	1	General farming	Good.
Elderslie No. 2	16	..	General farming	Fair.
Galloway	10	..	Fruitgrowing and homestead-sites	Good.
Gladbrook	42	2	Dairying	Good.
Glenn	4	..	Mixed farming	Very fair.
Greenfield	36	7	General farming	Good.
Hilderthorpe	19	..	General farming and workers' homes	Poor.
Janefield	20	2	Dairying and fruitgrowing	Good.
Kauroo Hill	42	3	General farming	Very fair.
Kelso	4	..	Dairying	Good.
Kurow	11	3	General farming and dairying	Good.
Lakeview	1	..	General farming	Good.
Maerewhenua	76	..	General farming	Good.
Makareao	33	..	General farming	Good.
Makareao Extension	3	..	General farming	Good.
Maereweka	8	..	General farming	Fair.
Matakanui	3	..	General farming and grazing	Fair.
Meadowbank	11	..	General farming	Very fair.
Melville Park	5	..	General and mixed 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, 1922—*continued.*

Name of Estate.	Lease-holds.	Free-holds.	Principal Purpose for which Holdings are utilized.	Remarks as to Present Position.
<i>Otago—continued.</i>				
Momona	9	5	Dairying	Good.
Oakleigh	1	..	Mixed farming	Good.
Otanomomo	25	1	Dairying	Good.
Otekaike	64	1	General and mixed farming	Fair.
Plunket	18	1	General and mixed farming	Fair.
Pomahaka	27	1	General and mixed farming	Very fair.
Poplar Grove	21	1	Dairying	Good.
Pukeawa	12	..	Mixed farming	Good.
Pukenui	6	..	Mixed farming	Good.
Puketapu	10	1	Dairying	Good.
Rugged Ridges	1	..	Grazing	Good.
Steward	51	2	General and mixed farming	Fair.
St. Helens	3	..	General farming	Good.
Tahawai	7	1	Dairying	Fair.
Taumata	9	..	Mixed farming	Good.
Teaneraki	23	..	Dairying	Good.
Te Puke	4	..	General farming	Poor.
Teviot	4	..	Grazing	Not yet completely settled.
Tilverstowe	7	..	Mixed farming	Very fair.
Tokarahi	80	..	General and mixed farming	Good.
Tokoiti	4	..	General and mixed farming	Good.
Totara	27	..	General and mixed farming	Fair.
Wairuna	12	..	Mixed farming	Fair.
Waitahuna No. 1	1	1	General and mixed farming	Poor.
Waitahuna No. 2	6	1	General farming	Good.
Windsor Park No. 1	38	1	General and mixed farming	Good.
Windsor Park No. 2	10	..	General and mixed farming	Good.
Westcott	7	..	General farming	Fair.
Totals.. ..	1,079	44		
<i>Southland.</i>				
Ardlussa	6	..	Pastoral	Fair.
Allenby	5	..	Dairying	Good.
Beaumont	10	2	Mixed farming	Fair.
Campbell	4	..	Mixed farming	Fair.
Crichton Park	4	2	Pastoral	Good.
Edendale	107	44	Dairying	Very good.
Ermedale	11	2	Mixed farming	Doubtful.
Fortification Hill	6	..	Pastoral	Good.
Glenham	39	6	Mixed farming	Very good.
Knowsley Park	9	..	Pastoral	Doubtful.
Lambert	1	..	Dairying	Very good.
Lamont	6	..	Dairying	Fair.
Maori Hill	16	..	Mixed farming	Good.
Merrivale	45	10	Mixed farming	Good.
Merrivale No. 1	9	..	Mixed farming	Poor.
Merrivale No. 2	7	..	Mixed farming	Poor.
Monte Christo	4	..	Dairying	Good.
Otahu	8	..	Mixed farming	Fair.
Ringway	5	3	Mixed farming	Fair.
Stalker	8	1	Dairying	Very good.
Strathvale	9	..	Dairying	Good.
Teihoka	4	..	Mixed farming	Fair.
Waiarikiki	7	..	Pastoral	Doubtful.
Waikiwi Town	21	7	Suburban building-sites	Good.
Totals.. ..	351	77		
Grand totals	6,965	1,396		

EXTRACTS FROM REPORTS OF COMMISSIONERS OF CROWN LANDS.

NORTH AUCKLAND.

(R. P. GREVILLE, Commissioner of Crown Lands.)

Most of the settlements in this district include land which has been bought specially for soldier settlement. These are dealt with under that heading. No new settlements have been opened for general selection during the year. The old-established settlements of Bickerstaffe and Parahi continue to progress favourably. From time to time old settlers are giving place to new. This has the effect of introducing new blood and sometimes better farming methods, which proves beneficial to the settlement generally.

Efforts were made during the year to have the areas known as Carroll and Cadman Settlements, situated within the confines of Greater Auckland, thrown open for settlement. It was found, however, that, owing to the high cost of making the necessary roads, it would be well to defer the opening until a more opportune time. In the meantime there is a proposal to extend the city tramway system. This would greatly enhance the value of the land, and with the better access provided there will be a great demand for the sections when they are thrown open. Both blocks have been cut up into building sections, and are excellently situated.

The area known as the Prescott Settlement, situated near the Penrose Station, was subdivided with a view to establishing workmen's homes there. The proposal, however, was not gone on with, mainly owing to the rocky nature of the land. Prescott will probably be utilized for factory-sites, for which it is most eminently adapted. Already glass and implement works have been built there by two large firms.

On the Eccleston Settlement, situated near Otahuhu, there are still several sections available, which will be thrown open this year.

AUCKLAND.

(H. M. SKERT, Commissioner of Crown Lands.)

The settlements recently established in this district have almost entirely been settled by discharged soldiers only, and are therefore dealt with in my separate report. The demand by soldiers, however, has now slackened to such an extent that I consider any sections remaining unallotted, or that may revert to the Crown by forfeiture or surrender, should be reoffered for general application.

The older settlements throughout the district are generally in a well-established and prosperous state, and have not been seriously affected by the recent adverse conditions. In a few cases, such as the Tautari Settlement, near Te Awamutu, and the Ohauti Settlement, near Tauranga, the lessees have not yet been able to fully develop their holdings, but there is no reason why they should not ultimately succeed.

At the present time there are in all 941 tenants occupying settlement lands to a total area of 126,802 acres, at a rental of £44,107 per annum, the receipts for the year having been £43,522. The number of tenants who have acquired the freehold of their sections is 600, the area being 117,164 acres, and the total price £254,163.

HAWKE'S BAY.

(W. F. MARSH, Commissioner of Crown Lands.)

The only settlements opened for selection last year were Wharekaka and Glencoe, but both being for discharged soldiers they are specially referred to under the separate report on discharged-soldier settlement. Ordinary land for settlement requires little comment other than that the past year has been remarkable for the paucity of applications to transfer, or to purchase the freeholds, and the cessation from these is likely to continue.

TARANAKI.

(H. P. LOWE, Commissioner of Crown Lands.)

The new settlements opened during the year are Katikara, Ngutu, and Piu, the total number of sections being twelve and the area 3,136 acres. Katikara is a dairying proposition, and indications point to its proving a success, as the estate was not bought at the flush of the market. Ngutu is being used for mixed farming, and the reports thereon show promise. Piu Settlement was opened to civilians as well as soldiers, but the slump in stock proved a detriment to selection. It is hoped that on the market becoming more stabilized this land may be sought after.

WELLINGTON.

(G. H. M. MCCLURE, Commissioner of Crown Lands.)

In consequence of the sudden fall in the values of primary products which occurred towards the close of last financial year, no estates have been purchased either for settlement by discharged soldiers or for general application, and the only selections that have been made in addition to those under the Discharged Soldiers Settlement Act were in the Hawtrey, Normandale, and Wilford Settlements. In the latter settlement a new scheme of subdivision has been adopted, and when the necessary street-construction works are completed by the Petone Borough Council allotments of an average area of a quarter of an acre will be available for disposal. It is anticipated that the street-

construction works in the Hall-Jones Settlement will be completed by the Lower Hutt Borough Council during the early part of this year, which will enable forty-one allotments, varying between 1 and 3 acres, to be offered. The older-established estates continue in a sound condition, though the farmers have experienced a severe set-back, for the reasons stated in the commencement of this report.

MARLBOROUGH.

(J. COOK, Commissioner of Crown Lands.)

No further estates were acquired during the year. Bomford Settlement, 133 acres, was disposed of as one holding. There are now twenty-one settlements in the district, with 488 lessees. The crops on the Moorlands and Alberton Settlements, disposed of last year, have been very satisfactory, and had even average prices been obtained the lessees would have had a really prosperous year.

NELSON.

(H. D. McKELLAR, Commissioner of Crown Lands.)

No new settlements were acquired during the year under review, and quite a number of allotments in previously acquired estates failed to attract applicants. The older-established settlements, with the exception of Lake Settlement, are quite successful. It has been decided to group the three unoccupied sections in Lake Settlement, and it seems probable that they will soon be taken up. Matakītaki Settlement has been leased for grazing until the 30th June, 1924, and an effort is being made to deal similarly with the unselected sections in Maruia and Tutaki Settlements.

WESTLAND.

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

Kokatahi and Poerua are the only settlements at present in Westland; both have been in existence for a number of years. The settlers are engaged chiefly in dairying, and in spite of the present depression in prices are generally in a satisfactory position.

CANTERBURY.

(G. H. BULLARD, Commissioner of Crown Lands.)

The total number of estates settled in this district is now 138, comprising an area of 604,600 acres, and bringing in an annual rental of £175,000. All the older-established settlements are doing well, and are not feeling the effects of the slump much. Those more lately settled are feeling it more, but with present prospects should in the main come out well enough in the future.

OTAGO.

(R. T. SADD, Commissioner of Crown Lands.)

Since the 1st April, 1921, the Kelso Settlement, near Heriot, 723 acres of dairying-land, was offered for selection, and four out of the five holdings are now selected, with good prospects of success. Pukeawa Settlement, near Balclutha—area, 2,737 acres, in fourteen sections—has still two sections unselected, and as this is excellent land suitable for dairying or cropping it should provide fair livings to the selectors. The settlements of Pukenui, Glenn, Arnmore, and Tilvestowe, in North Otago, are progressing in a satisfactory manner. Gladbrook and Poplar Grove, near Middelmarsh, have experienced a very dry season, consequently the returns from dairying and cropping are poor. Crosshill and Melville Park, near Mosgiel, have not been very successful. With the exception of two sections offered to the public, all the above have been selected by discharged soldiers. With the exception of Waitahuna No. 1 Settlement, all the older-established settlements are making fair to good progress, and now that the prices of stock and produce are improving the prospects are much brighter.

SOUTHLAND.

(THOMAS BROOK, Commissioner of Crown Lands.)

No estates were purchased under the Land for Settlements Act during the past year. The settlements acquired since 1915 have been disposed of under the Discharged Soldiers Settlement Act, and are dealt with under that heading.

This year is one of the worst that the old-established settlers have had, and the present-day difficulties are pressing most heavily on those who occupy the lower-priced lands where the renewing of pastures must be undertaken at short intervals. The cost of this work has been materially increased by the rise in the cost of fertilizers and other farm requisites, and is proving a heavy tax on those engaged in agriculture.

APPENDIX III.—LAND-DRAINAGE OPERATIONS.

(O. N. CAMPBELL, Acting Chief Drainage Engineer.)

THE past year has again been a very busy one in this branch of the Department, and the work has steadily increased, taxing to the utmost the energies of the small staff. The work in connection with the various swamp and land reclamation schemes has been pushed on at a greater rate than in past years, principally owing to the new dredging machinery procured in America. The greater part of this machinery came to hand during the year, and the receiving and despatching of same materially added to the work of the office staff. I am pleased to record that this work was admirably carried out, and all the plants reached their destination intact and without any hitch.

Separate reports, as required by the special Acts under which they are administered, have been made on the Hauraki Plains, Rangitaiki Plains, Kaitaia, Waihi, Poukawa, and Hikurangi land-reclamation areas. Many special reports and inspections have been made, including Kawakawa Swamp, Kaituna River, Matata water-supply, Kiokio drainage area, Kawa drainage area, Hungahunga drainage area, Hereford Park Settlement, Mangakawa drainage area, Kopuku Settlement, Kumeti drains, Streamlands Settlement, Mangawai Kauri-gum Reserve, Kokatahi Swamp, and other small works. Works done by local bodies out of subsidies and grants have been passed after approval of plans and specifications, the sum of £1,753 19s. 1d. being accounted for in this connection.

The following is a short report on works carried out under direction of the branch :—

Awairi Canal and Road.—This is an important work on the Hauraki Plains. A Priestman dredge has been continuously employed during the year on the canal, and has to date dredged a distance of 1 mile 74 chains. The amount of spoil shifted during the year was 61,757 cubic yards. Expenditure, £1,112 3s. 1d.

Seaward Moss Engineering Surveys.—The preliminary field-work was continued until July of last year, after which all the data which had been obtained was plotted for record purposes. The following field-work was carried out during the year: 23½ miles traverse, 23½ miles levelling, 30 miles check levelling. Owing to the reduction in staff, further work on this area has been postponed, and until such time as easier finance is available the investigation of this area is not likely to be proceeded with. This swamp is approximately 18 miles in length, with an average width of 5 miles, and practically throughout all that area the land is covered with peat and moss varying in depth from 2 ft. to 17 ft. This peaty growth overlies a strata of blue-coloured gravel, which is impervious to water and consequently prevents the surface water from soaking away. The area is intersected by several streams, which have a fall per mile varying from 6 in. to 10 ft. The average rainfall for the district is 45.12 in., varying from 61 in. in 1891 to 33 in. in 1893, whilst the heaviest fall recorded in twenty-four hours was 3.29 in. Expenditure during year, £286 12s. 3d.

Westland Swamps.—The engineering surveys of the swamp areas on the west coast of the South Island were taken in hand during the past year. The La Fontaine-Harihari Block was commenced first, and a scheme of drainage has been prepared along with all necessary plans and estimates. The total area in this block, which is Crown land, is 1,515 acres. Later the survey work of the swamps in the Kokatahi Valley was commenced, and all data pertaining to an area of 2,700 acres was obtained, whilst the field-work of a further 2,850 acres is well in hand. In connection with the pakihi lands, which are practically peculiar to the West Coast, a survey of a small area was carried out near Kumara Junction with a view to certain experiments being carried out so as to improve the drainage of this class of land. Arrangements have been made for the carrying-out of the construction work on some of the above areas as soon as finance has been provided. Expenditure during the year was £553 7s. 4d.

Orongo Settlement.—The drainage-works on this settlement were completed during the last financial year, but in order to make ploughing possible a good deal of subsidiary drainage has had to be provided. Maintenance works have been expensive owing to the heavy deposition of silt, particularly in the middle outlet into the Waihou River. Some 3½ miles of roads have been formed up from spoil won from the road-drains, and of this 1¼ miles have been levelled. The soft nature of the country and the wet season have delayed this work. In this connection two temporary metal jetties with overhead tramways have been constructed—one at either end of this settlement. These are also most useful to the settlers, who are using them as cream-depots. The road-formation works will be completed this season, but the metalling will not be completed till next summer. Artesian bores to the number of sixteen have been sunk on the settlement. The fescue-eradication work has been particularly difficult and disappointing. The nature of the work is such that it should be carried on only in the driest months of the dry season; but for many reasons it was impossible to adopt this procedure. This season being an exceptionally wet one has made progress and results somewhat disappointing. To date 743 acres have been ploughed, and of this 309 acres have been sown in grasses, and a further 150 acres have been cultivated preparatory to sowing. Of this total area ploughed 308 acres have been ploughed a second time. The draining and stop-banking of the settlement, and the subsequent unwatering of the flooded lands, has resulted in a most prolific growth of fescue practically throughout the whole area, and this will necessitate the treating of the whole of the remaining area prior to settlement. Altogether twenty-eight sections have been opened for selection and disposed of, and a further fourteen sections, comprising 805 acres, remain to be disposed of later. For maintenance purposes this settlement should be brought within the boundaries of either the Hauraki Plains or the Hauraki Drainage Board. Total expenditure for the year has been £7,246 12s. 11d.

Reporoa Settlement.—The construction of roads and drains was pushed on with during the past year, and the scheme of work is practically finished. The works carried out are as follows: Drain-construction, 10 miles 20 chains; road-construction, 12 miles. Some 45,000 ft. of timber was carried on to the settlement and used in the construction of bridges and culverts. In the construction of the roads some 14,900 yards of spoil were carted by drays and spread on the peaty roads. This work was consequently the heaviest work carried out during the year. All the works as scheduled out in the original scheme should be completed by the end of June, 1922, provided the timber now on order is delivered. The expenditure during the year was £7,949 5s. 2d., included in which is a sum of £405 19s. 4d. for posts, strainers, and battens, which will be sold to the settlers, and consequently that amount is recoverable.

Reynolds Settlement.—No further drainage-works have been carried out on this settlement. The area of 20 acres ploughed and treated during the previous year was cultivated, and sown with grasses on the 16th April, 1921. Upon inspection in June the grass was particularly well and healthy, thus demonstrating that the country, with time and judicious working, can be made profitable. The land will subside with working, and this will necessitate further expenditure in deepening the outlet drains before most of the remaining sections can be opened for selection. Expenditure during year, £174.

Lake Omapere Drainage.—This work is now complete. The total length of the outfall and drains is 52 chains, practically all of which has been through rock. The Native eel-fishing rights have been given full consideration. This necessitated the deepening of each of three independent outlets in order that the volume of water flowing through each would not be interfered with. The Remuera soldier settlement will receive much benefit from this work. Total costs for the year, £952 15s.

Tokatoka No. 3 Additional Loan Block.—The year's expenditure on this block has been confined to maintenance and improvements to drains and roads, and metalling. The drains have now been placed under the care of the Raupo Drainage Board, who will in future collect the necessary rates and maintain the works in good condition. Seventy-five chains of metalling has been completed this year, but owing to the unfavourable season this work will not be completed before the coming summer. Expenditure for the year was £4,013 17s. 9d.

Koremoa Soldier Settlement.—Development works in draining and roading this settlement were taken in hand in this period, and to date 3 miles 8 chains of drains and 40 chains of roads have been constructed. The drainage-works are well on to completion and will shortly be out of hand. The roadworks, it is hoped, will be completed within six months. Total expenditure to date, £1,222 6s. 4d.

Railway Road, Rangitaiki Plains.—The portion of road between the Tarawera River and the Awakaponga Railway-station has been formed throughout the total distance, but, owing to the soft nature of the country, it has been a very expensive undertaking, and it is found that, owing to the water from Collins drain rising in road-drains, the formation will need to be raised fully another 2 ft. or more. This is now being done. Nothing has been done by the Public Works Department to make the Tarawera railway-bridge fit for traffic, and this very necessary work will require to be finished before the railway road will be available for through traffic. Expenditure was £1,200.

Matuku Settlement.—No formation work has been done in connection with road on Matuku Settlement, but the work done previously has consolidated very well, and the settlers have a very good summer road. In the future it will be of great benefit to the settlers when the road is metalled, but this is a matter for the County Council, as no provision was made in the estimate for metalling. Four small crossings into settlers' sections were made, which was the extent of work on settlement during the year. Expenditure totalled £246 15s. 5d.

Otamarakau Settlement.—A good road has been formed where necessary from the Tauranga-Opotiki Main Road to the beach. The work consisted of banks and cutting, and was fairly heavy in parts. On the southern end two small bridges were placed across main-road drains on road-line, thus giving the settlers access to the beach. Expenditure, £322 1s. 7d.

Matata Water-supply.—The only work in connection with Matata water-supply was the continuation of pipe-line for a considerable distance to the second lower pa. The reason this was not continued previously was owing to delay in procuring pipes from Australia; but everything is now working well, and the Maoris are quite satisfied with the supply. The pipes have been flushed out on several occasions, and everything is in good working-order. Steps should now be taken to hand over the water-supply to the charge of the Whakatane County Council. Expenditure for the year, £111 13s. 4d.

General.—The following particulars give the aggregate of the principal works carried out during the year in the different districts:—

Cleaning drains	..	..	..	..	291 miles	18 chains.
Widening and deepening drains	..	..	..	..	100 "	67 "
Constructing new drains	..	..	..	..	52 "	50 "
Dredge cuts	..	..	..	..	17 "	51 "
Reforming roads	..	..	..	..	6 "	77 "
Forming new roads	..	..	..	..	27 "	79 "
Regrading roads	..	..	..	..	15 "	0 "
Metalling roads	..	..	..	..	5 "	41 "
Remetalling roads	..	..	..	..	5 "	40 "
Fencing roads	..	..	..	..	21 "	37 "
New stop-banks	..	..	..	..	7 "	40 "
Repairs to stop-banks	..	..	..	..	3 "	73 "
Levels taken	..	..	..	..	213 "	40 "
Traverses run	..	..	..	..	75 "	69 "
Willow-clearing	..	..	..	..	2 "	69 "

Artesian wells sunk	46 (number).
Flood-gates built	23 "
Concrete culverts built	6 "
Concrete conduits built	1 "
Creek diversions	8 "
Pile bridges	12 "
Sill bridges	34 "
Fascines for roads	19,104 bundles.
Metal for roads	21,604 cubic yards.
Spoil dredged	858,860 "
Clay-excavation	10,000 "
Rock-excavation	6,550 "

Office.—The total expenditure passing through the books during the year was £341,438 19s. 5d., which includes the sum of £98,543 12s. 10d. spent on the new dredging-machinery purchased in America. The amount of £95,506 10s. 2d. for wages, &c., was paid out of Thames and Whakatane imprests. Payments through the local Treasury amounted to £107,138 13s. 11d. Some 525 piece-work contracts were let during the year. The number of vouchers passed was 3,824. The amount of £1,073 2s. 5d. was received during the year for various small services, the principal item being Patetonga tram freights, £533 5s. 3d. Inward correspondence numbered 8,210; outward, 11,400.

The draughting staff has been kept busy during the year. The great amount of field surveying completed in the period has necessitated the supply of much survey information, planwork, and general searching. In addition to this, a considerable amount of work was done in the way of drawing plans for Proclamation purposes, and the drawing-up of the necessary agreements and other small matters incidental to the Proclamation of land transactions under the different statutes. On the drainage side, new schemes of drainage have been prepared, whilst the designing of bridges, culverts, flood-gates, drains, &c., has engaged the attention of the staff for a good percentage of the year. The lithograph maps of the drainage districts have been kept well up to date, and, where necessary, new ones prepared. Much blue-print work has been done, and it is hoped that in the incoming year large use will be made of the photostat, which is admirably suited to taking facsimile copies of plans and documents.

Collection of Rates.—The total amount received during the year was £17,875 5s. 8d., credited as follows: Hauraki Plains, £7,113 17s. 7d.; Rangitaiki Swamp, £10,761 8s. 1d. A reclassification of the Hauraki Plains area will be undertaken early in the incoming year.

APPENDIX IV.—SAND-DUNE RECLAMATION.

(R. P. GREVILLE, F.R.G.S., Commissioner of Crown Lands, North Auckland.)

Work has been carried on during the year on the west coast south of Kaipara Heads, in the vicinity of Woodhill; on the east coast between Marsden Point and the Waipu River; on the west coast near Te Kopuru, in the Northern Wairoa district; and a little preliminary work has been done on the west coast north of Kaitaia, near Waiharara.

An interesting report on the progress of the various works, by the overseer, Mr. Samuel Stafford, is appended hereto. The total expenditure on the various works is given below. Owing to the necessity for economy in public expenditure, the work was curtailed towards the end of the financial year.

It is pleasing to record that good work has been done, and the results achieved are very encouraging. There is no doubt of the wisdom of spending money in reclaiming these sand-dune areas, and as funds become available the various works should be pushed on vigorously.

Expenditure on Sand-dune Reclamation Work up to 31st March, 1922.—South Kaipara, £2,033 8s. 6d.; east coast near Waipu, £1,642 19s. 6d.; west coast, Northern Wairoa, £268 6s. 6d.; west coast north of Kaitaia, £50 7s. 9d.

THE RECLAMATION OF THE SAND-DUNE AREAS, NORTH AUCKLAND.

Operations were commenced in the various localities at the following dates: Waipu, 11th August, 1919; Ruakaka, 21st June, 1920; Kaipara, 10th March, 1920; Northern Wairoa, 2nd May, 1921. The areas were inspected and reported as follows: Waiuku (south of Auckland), 7th November to 9th November, 1921; Ocean Beach, Whangarei Heads, 15th November, 1921; Waipapakauri, Waiharara, and Hohoura, 15th March to 22nd March, 1922.

Waipu Sand-dune Reclamation.

Areas (approximate) of marram-grass established: 11th August, 1919, to 31st March, 1920, 10 acres; 1st April, 1920, to 31st March, 1921, 46 acres; 1st April, 1921, to 31st March, 1922, 49 acres: Ruakaka dunes (Owen's).—21st June to 31st August, 1920, 25 acres: Total, 130 acres.

California tree-lupin (*Lupinus arboreus*) harvested and sown, and lupin plants transplanted: 11th August, 1919, to 31st March, 1920, 300 plants transplanted, 40 lb. sown; 1st April, 1920, to 31st March, 1921 (Waipu and Ruakaka dunes), 291 seeds in pod, 600 plants transplanted;

1st April, 1921, to 31st March, 1922, 40 sacks of seed in pod sown. From Kaipara sand-dunes, 84 lb. threshed seed sown, 2,000 lupin plants transplanted. Also, within the above-mentioned periods, various kinds of seeds, plants, and shrubs were sown and planted, both in sheltered localities on the coastal dunes and on the inland drift, with varying success.

The following plants are now established: Ice-plant (varieties), *Hakea saligna*, willows, African boxthorn, *Eleagnus japonica* (cuttings), *Acacia lophanta*, *Pinus pinaster*, *P. maritima*, marram-grass (seed), toetoe-grass (seed), *Spinifer hirsutus* (silvery sand-grass), flax (*Phormium tenax*), and lyme-grass (seed).

Experimental Plot on the Sand-drift to test the Germination of Marram-grass Silvery-grass, and Lyme-grass Seed.—The marram-grass seed was sown intact, the seed-stalk and the seed-head being inserted into the sand, the seed-head being buried to two-thirds of its length. The area planted thus was one-fourth of an acre, in lines with 18 in. between the rows. The seed germinated quickly, and the young marram-plants now cover the area referred to, and will soon be a flourishing plantation. The silvery sand-grass seed (*Spinifer hirsutus*), sown in April also, and in the same locality, did not germinate until the late spring (November), when the young plants came away and made a successful growth. The lyme-grass seed sown during April in the same locality, and another portion under the shelter of the "bridge" marram plantation, germinated at the same time as the marram-grass seed, but the growth has not been so progressive as that of the marram-seed, but sufficiently assured to warrant the time spent in the harvesting and sowing of the seed. So successful has this experimental plot been that it has proved beyond doubt that plantations from the seeds experimented with could be established within sheltered places of the sand-dune areas where no growth of the above-mentioned plants are growing. It has also proved the fact that, like the lupin-seed, the marram-grass, silvery sand-grass, and lyme-grass seed can be sown as soon as harvested.

Marram-grass Plantation.—The planting of marram-grass (*Psamina arenaria*) was commenced on the 12th April and continued at intervals until the 19th October. Three new plantations were made in the areas above described, and the "Bot" marram plantation was extended from 10 acres to 30 acres. The new plantations and the extended one are approximately one mile apart, starting opposite the camp and continuing towards the Ruakaka River, two of the plantations being near the coastal dunes and the other two on the border of the inland drift. The plants in the new plantations came away well and are making good progress.

California Tree-lupin Plantations.—As the sand-dune workers had to be discharged on account of the restricted funds, the harvesting of the lupin-seed was left in abeyance. However, in the vicinity of the parent plants the seed has germinated freely, and in the coming spring thousands of young plants will be available for transplanting. Some forty sacks of seed have been harvested by me during periodical visits to the Waipu sand-drifts, and the lines of the lupin plantations near the camp extended towards the drifting sand. Also, $\frac{3}{4}$ cwt. of lupin-seed from the Kaipara sand-drifts has been sown on the inland drift, near the stock reserve adjoining the Uretiti Kauri-gum Reserve.

Green Hill Nursery.—The sand-dune workers, at intervals between other work, split sufficient posts and fenced in 7 acres of the Green Hill. This area has been subdivided into two paddocks, one to be used as a nursery, and the other for holding any stock found trespassing on the sand-dune areas and adjoining Crown lands. In May last $\frac{3}{4}$ acre was laid out in nursery beds for the *Pinus insignis* raised the previous season. The following month five thousand *Pinus insignis* were transplanted into the nursery beds, to acclimatize them prior to removal to the coastal sand-dunes when sufficiently grown. A thousand African boxthorn plants were used as a protecting breakwind on the northerly and easterly boundaries of the nursery, and on the southerly and south-westerly boundaries wattle-trees and flax have been planted. This season (October and November) the following quantities of pine-seed sown in nursery beds to raise trees for planting out on the coastal dunes: 1 lb. *Pinus insignis*, 4 oz. *P. muricata*, 1 lb. *P. maritima*; and 2 lb. *P. muricata* seed was sown on the sand-dunes where the dunes had sufficient growth to stop the drift sand. All the seeds named have germinated.

General Remarks.—Commenting on the growth of the marram plantations on the Waipu and the Ruakaka sand-dune areas, the plantation that has progressed most is Owen's plantation, at Ruakaka, planted out on the 31st June, 1920. This plantation now could supply well-grown plants to reclaim another portion of the sand-dune areas in this locality. The marram plantations established on the Waipu dunes have only developed in line with Owen's plantation in patches, but notwithstanding this the growth is very satisfactory. The growth of what is termed the "Government marram plantation," lying northerly from the camp, and established on the inland sand-drift, has progressed well, and this season will produce a good supply of plants. In fact, a supply of plants is available on the Waipu and Ruakaka plantations this season sufficient to keep five men employed, should it be desired to push the reclamation of the sand-dune areas along. Commenting on the destruction done to parts of the marram plantations after very heavy gales of wind, it seems absolutely necessary, and it is recommended by the best authorities, that the damaged parts should be replanted each season. In Webster's handbook on forestry (published 1919) it states that "in 1900 nearly 140 miles of littoral dunes were maintained by the State (Landes, France) at an average cost of slightly more than £25 per mile."

The lupin plantations already established, with the exception of the Ruakaka coastal dune plantation, are making rapid growth and extending their limits. In a few places on the coastal dunes, and also on the inland drift, the sand-drift has been permanently checked. The continuous line of lupin-plants from seed sown in February and March 1921, has become established, and a supply of seed will be available to sow other lines through the coastal dunes next season.

Kaipara Sand-dune Reclamation.

Areas (approximate) of marram-grass established: 10th March, 1920, to 31st March, 1921, 104 acres; 1st April, 1921, to 22nd September, 1921, 38 acres: total, 142 acres. Renewal within last period, $3\frac{1}{2}$ acres.

California tree-lupin (*Lupinus arboreus*) harvested, threshed, and sown: 10th March, 1920, to 24th March, 1920, 160 sacks (in pod); 3rd January, to 15th March, 1921, 500 sacks. 160 sacks were threshed, producing 16 cwt. of clean seed. 16th January, 1922, to 11th February, 1922, 10 cwt. 3 qr. 23 lb. threshed seed. 13th February, 1922, to 31st March, 1922, 10 acres of sand-drift reclaimed by planting branches of lupin with seed attached. 22nd September, 1921, 50 lb. wattle-seed (*Albizzia lophanta*) sown on the coastal dunes.

Progress of Work, and a General Description of the Growth of the Plantations.—From the 1st April to the 15th September five workers were employed, and on that date three workers were discharged; the other two workers carried on to the 31st October, and at that date were discharged also. From the 16th January, 1922, to the 11th February, 1922, the Maoris at Woodhill harvested lupin-seed by contract, the contract price being at the rate of 4d. per pound threshed and ready for shipment. From the 13th February, 1922, to the 31st March, 1922, two Maori workers were employed harvesting and sowing lupin-seed at the unemployment rate of 10s. per day, and were discharged on the 31st March.

At intervals between April and September an area of about 38 acres of marram-grass plants was planted. A new marram plantation of 10 acres was planted at the "Gap," joining up with Gregory's plantation. An extension of Monk's marram plantation of 20 acres was made, and the "Pa" plantation was increased by 8 acres. Two acres of Gregory's marram plantation was replanted—1 acre replanted at the "Pa" marram plantation, and $\frac{1}{2}$ acre replanted at the Kopuronui marram plantation. At intervals between April and September the workers carried out the following work: The fixation of the "Gap" in the vicinity of the "Eagle's Nest," and the formation of a protecting dune to protect the fierce sand-drift caused by the prevailing south-west gales directly towards the "Pa" marram plantation.

The Reclamation of the "Gap" and the Formation of a Protecting Dune.—The "Gap" has been a menace to the fixation of the sand-drift in this locality, and the danger lies in the fact that if not stopped the time will come when it will endanger the railway-line. Therefore it was imperative that the matter should be dealt with at once. The fixation of the sand-drift through the "Gap" has been checked by heavy tea-tree fascines, some 4 ft. in height, in six sections, commencing at the entrance of the "Gap," 1 chain in length, and extending across the "Gap" a distance of 3 chains. The spaces between the tea-tree fascines are irregular, the fascines being placed in positions suitable for checking the drift, and now, from protecting the dunes, the sand building up on them from day to day. Although a portion of the marram-grass planted has been blown out close to the fascines, the plants under shelter are growing luxuriantly, and will in time provide marram-plants for the permanent fixation of the sand-drift areas in this locality.

The Protecting Dune to Protect the "Pa" Marram Plantation, &c.—The formation of this protecting dune, trending in a westerly direction, was put in as a barrier against the fierce south-west sand-drift blowing into the "Pa" plantation. The fixation of this protecting dune was developed by planting toetoe-plants closely together. There are two rows of the toetoe-plants, extending westerly for a distance of 50 chains, spaced $\frac{1}{2}$ chain apart. The dune has held up the sand-drift, and throws the drifting sand to the south-west, and not only affords great protection to the marram plantation easterly, but also provides on the south and south-west ample protection for future reclamation work in the direction of the Kopuronui marram plantation.

General Remarks.—The development of the marram-grass plants in the plantations established on the Kaipara sand-dune areas is as follows: At the "Eagle's Nest," the "Gap," Kopuronui, Gregory's and Monk's plantations the plants are making fairly good growth, but in no case are the plants ready for transplanting; while the plants in the "Pa" plantation are, generally speaking, making fairly good progress, but on part of it the growth has not been as good as was expected.

*The California Tree-lupin Plantation (*Lupinus arboreus*).*—The lupin plantations established on the Kaipara sand-dune areas are making splendid growth, particularly so at the "Eagle's Nest," where the plants have grown to 8 ft. high. Opportunity was taken to test the advisability of cutting off branches carrying seed and using them for fascines on the surface of the sand; the object in view was to check the drift and to provide protection for the young plants. The success of this method will enable a more rapid progress in dealing with the reclamation of sand-dune areas. The lupin-plants established along the coast-line approximately for a distance of twelve miles have grown remarkably well, and next season should provide an abundance of seed to sow for any reclamation required on the sand-dune areas immediately lying along this route of the coastal sand-dunes.

The Northern Wairoa Sand-dune Reclamation.

California tree-lupin (*Lupinus arboreus*) seed sown: On the 28th April last 4 cwt. of lupin-seed was shipped from the Kaipara sand-drifts to Aratapu, Northern Wairoa, to establish lupin plantations on sand-dune areas near the west coast. The seed was sown in suitable localities, extending for a distance of about twelve miles. Commencing at Chadwick's Aoroa Block and Otirei Block, seed was sown on Harding's, Aoroa Block 53, north of Chadwick's and south of Chadwick's, on the sand-drifts abutting on to the said lands; Sanford's Block (57); Lendrum's Block (52); Glink's Block (90); Leggett's (44); L. Bassett's Block (35A); R. Leggett's Block (46). With the exception of Harding's and Chadwick's, the seed was sown on sand-drifts known as the "Crown reserve." The germination of the seed was good, and on the 15th September last the lupin-plants were making as much growth as could be expected.

Marram-grass plantations established: Lendrum's marram plantation, 3 acres; 3-chain lake plantation, $3\frac{1}{2}$ acres; Bassett's marram plantation, 1 acre; Glink's marram plantation, $3\frac{1}{2}$ acres: total, 8 acres.

These marram plantations are approximately two miles and a half apart, and three are adjacent to small lakes. 40 lb. of wattle-seed (*Albizzia lophanta*) was sown in the sheltered heights along the coastal dunes, the seed being sown on the dunes north and south of "Glink's Gully."

General Remarks.—Work on the marram plantations commenced on the 18th May and was completed by the 15th September. At this date the plantations put in first were commenced to come away, and since that date (the last time they were inspected by me) Mr. J. Glink, of Red Hill, Te Kopuru, has reported that both the lupin and the marram plantations are making good progress.

Table 1.—RETURN SHOWING (APPROXIMATELY) POSITION OF LANDS IN THE DOMINION AT 31st MARCH, 1922.

District.	Total Area sold and held on Freehold.	Total Area granted under Acts without Money Payment, or reserved for Public Purposes from Foundation of Dominion.	Total Area of State Forests.	Total Area of Provisional State Forest.	Total Area of Crown Lands under all Tenures (exclusive of Reserves leased by Crown).	Total Area open for Selection.	Total Area of Native Land.	Estimated Area of Barren and Worthless Country not already included under any of the other Headings.	Estimated Area occupied by Roads, Rivers, Lakes, &c	Total Area remaining for Future Disposal, exclusive of Land shown in Preceding Columns.	Total Area in Land District.
	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.
North Auckland ..	*	*	98,981	16,690	454,430	9,595	535,492	..	40,000	337,692	4,478,200
Auckland ..	2,743,155	3,339,996	145,845	587,813	1,211,638	150,659	2,827,806	..	668,049	357,399	9,047,340
Hawke's Bay ..	2,529,700	213,054	199,653	53,735	1,014,136	9,518	1,204,783	..	150,664	133,657	5,508,900
Taranaki ..	605,044	654,567	69,500	42,639	586,394	8,273	221,493	..	68,509	148,081	2,404,500
Wellington ..	3,357,805	392,660	516,790	27,638	785,550	3,805	1,487,952	36,500	195,783	246,517	7,051,000
Nelson ..	622,597	339,224	19,955	1,984,543	853,311	61,951	30,629	565,652	60,229	176,909	4,715,000
Marlborough ..	777,160	149,987	81,743	119,631	1,496,341	20	..	23,356	100,627	19,135	2,768,000
Westland ..	155,602	306,749	2,178	1,732,512	1,623,567†	146,019†	..	750,000†	154,225†	725,538†	3,863,878
Canterbury ..	3,569,396	1,100,414	290,280	..	3,918,539	4,207	..	140,500	445,749	8,960	9,478,045
Otago ..	1,956,083	485,776	128,280	317,132	5,476,086	8,101	..	388,430	263,463	67,409	9,090,760
Southland ..	1,635,475	2,996,181	136,306	522,473	1,544,520	23,797	..	626,479	140,819	260,559	7,886,609
Totals ..	17,952,017	9,978,608	1,689,511	5,404,806	18,964,512	426,245	6,308,155	2,530,917	2,288,117	2,481,856	66,292,232

* Included in Auckland figures. † Includes 1,732,512 acres of provisional State forests shown in column 4.

Table 2.—LANDS SELECTED DURING THE YEAR ENDED 31st MARCH, 1922.

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	18	445	1	Acres.	51	7,073	27	Acres.	..	..	..	..	..	..	..	..	33	Acres.	14	Acres.	144	Acres.
Auckland	52	277	117	30	133	25,615	38	10,132	..	..	..	..	..	19	7,398	28	58	2,984	115	12,495	450	49,479
Hawke's Bay	5	7	..	434	43	11,355	7	4,307	1	6,873	..	..	..	..	..	..	23	4,083	5	1,324	84	34,680
Taranaki	76	9,870	1	..	24	6,480	1	2	..	..	..	..	..	..	..	..	16	7,439	5	4,699	154	16,552
Wellington	16	88	75	247	134	28,375	7	738	..	..	..	..	..	..	..	..	72	175	36	19	308	35,315
Nelson	15	276	..	..	13	7,569	..	..	2	1,213	..	..	..	5	1,964	1	30	5,568	4	499	67	12,035
Marlborough	1	117	9	27	8	623	3	211	..	..	1	1,975	..	..	..	..	9	958	1	..	31	3,200
Westland	6	36	..	..	6	1,020	..	..	..	..	..	..	..	13	1,911	12	45	9,763	2	490	84	13,251
Canterbury	3	2	6	15	13	966	..	..	3	2,005	2	16,003	..	..	..	..	45	744	..	..	72	19,735
Otago	20	266	1	568	60	17,685	4	401	3	11,070	20	36,497	..	..	22	2,208	78	11,667	15	301	223	80,663
Southland	6	26	3	116	4	819	1	28	..	..	1	4,240	..	..	..	..	58	8,277	20	18,965	93	32,471
Totals	218	11,410	213	1,443	489	107,580	88	17,667	9	21,161	24	58,715	37	11,273	63	2,461	467	51,905	102	26,461	1,710	310,076

Table 3.—LANDS HELD ON LEASE AT 31st MARCH, 1922.

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 Land 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	83	6,835	455	Acres.	595	117,941	927	Acres.	2	6,122	..	..	..	..	5	239	18	1,659	294	Acres.	550	Acres.	2,929	Acres.
Auckland	599	95,671	458	73,246	1,186	258,575	1,222	169,289	17	77,712	9	111,988	255	69,375	186	6,023	2	606	843*	45,018*	222	42,086	4,979	1,253,676
Hawke's Bay	145	64,614	505	148,066	663	265,179	286	113,577	97	270,491	16	78,150	..	..	..	..	..	..	238	78,046	240	83,111	2,190	1,101,234
Taranaki	47	6,429	684	184,295	343	107,286	601	249,888	4	3,582	..	..	..	..	..	..	4	1,479	303	14,402	513	50,416	2,499	637,777
Wellington	279	43,731	1,075	161,994	1,057	196,757	631	240,734	30	32,345	17	127,275	..	..	..	..	3	800	546	25,267	508	104,436	4,146	933,339
Nelson	51	15,815	399	139,189	546	236,615	153	53,981	17	23,613	4	229,700	271	57,528	26	824	1	104	486	129,392	118	7,420	2,072	894,181
Marlborough	33	13,568	559	182,508	257	141,724	89	27,352	115	294,189	46	819,977	..	..	2	200	7	52	261	43,974	39	1,400	1,408	1,524,944
Westland	23	2,943	357	42,628	411	57,718	48	9,004	..	..	84	1,235,002	328	68,478	99	674	1	50	985	213,288	89	13,783	2,425	1,643,568
Canterbury	117	23,710	1,485	252,307	858	362,740	18	2,662	148	473,506	133	2,807,281	..	..	..	..	63	1,885	856	230,112	232	71,236	3,910	4,225,439
Otago	44	4,835	1,332	282,452	780	213,623	228	37,314	416	1,537,198	275	3,345,084	..	..	316	11,429	93	5,568	1,376†	194,244†	440	44,878	5,300	5,679,625
Southland	101	14,782	561	95,870	354	70,400	296	60,263	20	64,989	79	1,238,839	..	..	51	1,434	31	2,712	490	82,934	797	338,777	2,780	1,971,000
Totals	1,522	292,933	7,870	1,696,885	7,050	2,028,558	4,499	1,398,181	866	2,783,747	663	9,993,296	834	195,381	685	20,823	223	17,915	6,678	1,164,304	3,748	797,804	34,638	20,389,827

* Includes Thermal Springs District leases.

† Includes Agricultural leases.

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

Table 4.—LANDS DISPOSED OF UNDER THE LAND FOR SETTLEMENTS ACTS TO THE 31ST MARCH, 1922.

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, 1922.
				Number of Purchasers.	Area.	Price realized.	Number of Selectors.	Area.	Annual Rental.		
	Acres.	Acres.	Acres.		Acres.	£		Acres.	£	£	£
North Auckland	40,992	838	3,257	163	1,679	20,804	250	35,218	14,864	11,511	100,168
Auckland ..	354,575	7,316	103,293	600	117,164	254,163	941	126,802	44,107	43,809	665,629
Hawke's Bay ..	301,329	2,705	1,152	113	21,244	136,114	847	276,228	109,003	71,087	299,868
Taranaki ..	28,231	246	5,544	34	1,209	29,451	142	21,232	14,354	10,636	117,889
Wellington ..	141,429	1,141	2,014	116	6,871	76,083	896	131,403	93,288	63,230	546,061
Nelson ..	62,150	958	18,785	6	1,635	2,953	54	40,772	4,494	2,719	36,289
Marlborough ..	235,177	2,692	2,796	32	6,454	21,004	488	223,235	37,267	28,009	505,012
Westland ..	5,125	78	..	2	192	116	31	4,855	537	474	11,406
Canterbury ..	604,611	4,501	106	209	13,799	107,841	1,891	586,205	169,995	130,188	2,217,259
Otago ..	296,114	3,139	31,985	44	5,881	28,455	1,079	255,109	78,469	61,588	1,011,229
Southland ..	97,200	988	5	77	10,882	42,146	351	85,325	20,732	16,982	304,383
Totals ..	2,166,933	24,602	168,937	1,396	187,010	719,130	6,970	1,786,384	587,110	440,233	5,815,193

Table 5.—ENDOWMENT LANDS ADMINISTERED BY LAND BOARDS AND LEASED AT 31ST MARCH, 1922.

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	367	86,810	6,415	550	42,086	4,994	13	3,872	141	930	132,768	11,550
Auckland ..	523	251,562	6,459	222	40,261	3,577	6	1,873	44	751	293,696	10,080
Hawke's Bay ..	120	218,215	12,449	240	83,111	14,832	1	1	4	361	301,327	27,285
Taranaki ..	169	70,149	4,898	513	50,416	9,339	20	9,724	888	702	130,289	15,125
Wellington ..	118	66,992	4,652	508	104,436	22,753	28	16,689	750	654	188,117	28,155
Nelson ..	778	299,032	6,078	118	7,420	613	443	15,760	1,433	1,339	322,212	8,124
Marlborough ..	210	542,990	6,454	39	1,400	578	9	1,977	174	258	546,367	7,206
Westland ..	992	428,657	4,014	89	13,783	582	10	5,412	753	1,091	447,852	5,349
Canterbury ..	161	1,667,713	41,671	232	71,236	30,606	151	16,899	1,795	544	1,755,848	74,072
Otago ..	766	2,583,115	38,862	440	44,878	5,789	67	176,431	9,184	1,273	2,804,424	53,835
Southland ..	241	764,039	5,598	797	338,777	19,636	18	115,126	2,393	1,056	1,217,942	27,627
Totals ..	4,445	6,979,274	137,550	3,748	797,804	113,299	766	363,764	17,559	8,959	8,140,842	268,408

Table 6.—TOTAL RECEIPTS, ARREARS, AND POSTPONEMENTS OF RENT AT 31ST MARCH, 1922.

Land District.	Ordinary Crown Lands.	Land for Settlements.	Cheviot Estate.	National Endowment Lands.	Education Endowment Lands.	Other Endowment Lands.	Miscellaneous.	Total Receipts.	Total Arrears.	Total Postponements.
	£	£	£	£	£	£	£	£	£	£
North Auckland ..	30,927	11,511	..	4,994	4,985	46	5,120	57,583	9,192	1,472
Auckland ..	60,086	43,809	..	9,831	3,610	60	10,356	127,752	20,895	14,411
Hawke's Bay ..	54,700	71,087	..	8,519	14,359	4	2,981	151,650	25,602	38,702
Taranaki ..	127,570	10,636	..	3,889	8,189	930	1,825	153,039	11,411	1,468
Wellington ..	72,508	63,230	..	3,970	23,261	816	5,027	168,812	46,924	12,273
Nelson ..	15,482	2,719	..	5,893	674	3,372	1,090	29,230	4,034	..
Marlborough ..	11,611	28,009	..	5,335	553	..	487	45,995	6,642	6,308
Westland ..	11,071	474	..	16,361	966	655	345	29,872	729	..
Canterbury ..	28,746	130,188	16,194	32,936	24,320	1,582	776	234,742	21,856	23,122
Otago ..	37,290	61,588	..	36,477	6,085	7,114	2,321	150,875	16,812	2,631
Southland ..	23,651	16,982	..	3,996	18,368	1,617	876	65,490	3,741	2,162
Totals ..	473,642	440,233	16,194	132,201	105,370	16,196	31,204	1,215,040	167,838	102,549

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