

1928.
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.

CONTENTS.

GENERAL REPORT :—	Page	APPENDIX II :—	Page
Review of Past Year	2	Land for Settlements—	
Legislation	2	Summary of Settlements established ..	20
Lands for Selection	3	Extracts from Reports of Commissioners of	
Educational Endowment	3	Crown Lands—	
Forfeitures and Surrenders	4	North Auckland	27
Receipts	4	Auckland	27
Postponements	4	Gisborne	28
Arrears	4	Hawke's Bay	28
Rebates	4	Taranaki	28
National Endowment	4	Wellington	28
Land-drainage Operations	4	Nelson	28
Deteriorated Lands	4	Marlborough	29
Special Settlement of Inferior Lands	5	Westland	29
Lands reserved for various Purposes	5	Canterbury	29
Expenditure	6	Otago	29
Staff Employment	7	Southland	29
Departmental Changes	7		
Reports on Cognate Subjects	7	APPENDIX III :—	
		Land-drainage Operations	30
		APPENDIX IV :—	
		Hutt Valley Settlement	31
		DETERIORATED LANDS ACCOUNT :—	
		Balance-sheet	32
		Transactions for Year	32
APPENDIX I :—		Tables :—	
Settlement of Crown Lands—		Table 1.—Lands of the Dominion, Position of	
North Auckland	8	(approximately)	32
Auckland	10	,, 2.—Selections during the Year	33
Gisborne	11	,, 3.—All Lands held on Lease	33
Hawke's Bay	12	,, 4.—Lands-for-settlement Lands	34
Taranaki	13	,, 5.—Endowment Lands leased and ad-	
Wellington	14	ministered by Land Boards	34
Nelson	15	,, 6.—Receipts, Arrears, and Postpone-	
Marlborough	15	ments	34
Westland	16		
Canterbury	17		
Otago	18		
Southland	18		

SIR,—

Department of Lands and Survey, Wellington, 30th June, 1928.

I have the honour to submit herewith the annual report on the settlement of Crown lands for the year ended 31st March, 1928, together with a short report on the special settlement of inferior lands.

I have, &c.,

J. B. THOMPSON,
Under-Secretary.

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

REPORT.

REVIEW OF PAST YEAR.

THE past year has, on the whole, been a very satisfactory one for the farming community generally, and Crown tenants have taken full advantage of the favourable conditions to consolidate their position and improve their holdings as much as possible. A good winter was experienced in most districts, followed by a very fair spring and early summer, and, although the exceptionally dry conditions that prevailed later gave a more or less serious set-back to production, the closing months of the year brought splendid rains and improved the pastures to a remarkable degree. The long dry spell resulted in a temporary shortage of feed in many districts; but, on the other hand, rendered possible a cleaning-up by fire of areas that have for years been under fern and second growth, thus enabling many farmers to re-establish pasture on difficult portions of their holdings. Some damage was necessarily caused by fires getting out of hand and destroying considerable areas of pasture; but steps were taken to provide fire-relief loans for grass-seed in suitable cases.

The dairying season commenced under most favourable conditions, and at one stage it was confidently anticipated it would prove an exceptional one from the production point of view. Many settlers had been busy throughout the winter in improving their sections and top-dressing pastures, and the generous rainfall experienced in most districts during the winter and early spring gave the season an excellent start. It was unfortunate that the long spell of dry weather later seriously reduced production; but the closing months of the year retrieved the position, and, taken all round, the season proved a most productive one. Farming practice has continued to improve, and it is now generally accepted that a liberal use of fertilizers in the form of top-dressing is absolutely necessary to maintain and improve pastures and increase production.

The sheep-farmer has had a very good year, and the season has been marked by a succession of extremely successful wool-sales, the demand for all classes of wool proving to be exceptionally keen. Prices obtained were eminently satisfactory, and, following the sales, the distribution of the large sums of money involved must have a beneficial effect upon the financial condition of the pastoral industry and the Dominion generally. A satisfactory feature has been the readiness of wool-growers to accept the good prices offering, with the result that an almost total clearance of wool has been effected, leaving practically no carry-over into the next season. The fat-lamb trade has also proved remunerative, and the good season experienced for both wool and lamb has been reflected in an increased demand for pastoral properties.

Good grain crops have been fairly general in the agricultural districts, and the returns from wheat should be quite satisfactory. The increased use of mechanical power on agricultural farms has no doubt been of assistance to the grain-grower, in allowing of deeper ploughing and increased and speedier tillage operations. Oats are, of course, now somewhat in the nature of a minor crop; but good yields have been obtained this season, and the returns should be fairly profitable.

Selections of Crown and settlement lands during the year totalled approximately 460,000 acres. The tenants on the books of the Department under all tenures now number 36,627, occupying a total area of over 19,600,000 acres. Over 9,500,000 acres of this total is represented by pastoral runs, the majority of which are situated in the Marlborough, Canterbury, Otago, and Southland Districts; while 1,800,000 acres of purchased estates are held under lease under the Land for Settlements Act.

A considerable number of tenants who hold lands under occupation-with-right-of-purchase licenses, and who have been for various reasons unable to complete the purchase of their land during the term of the original license, have obtained extensions of the term under the provisions of section 2 of the Land Laws Amendment Act, 1925, as amended by section 16 of the Land Laws Amendment Act, 1927.

Land revenue has been well maintained, the total receipts showing a slight increase on last year's figures.

Further progress has been made with the development of the Hutt Valley Settlement scheme, a special report on which will be found in Appendix IV. A commencement was made during the year with the sale of residential sections in the Orakei Garden Suburb, Auckland, and excellent prices were realized. There was a spirited demand for some of the choice sections overlooking the harbour.

Energetic and successful efforts have been made to deal with farms that for various reasons have come back into the hands of the Department for disposal. Steps have been taken to have these places reselected as soon as possible, and with this end in view substantial reductions in capital values and rentals have been made in cases where such action was warranted on account of deterioration or other sufficient reasons. Use has also been made, when offering or reoffering certain types of land, of the power that now exists to grant remission of rent on condition that an amount equivalent to such remission is expended on improvements.

LEGISLATION.

The following is a brief summary of the legislation passed in 1927 affecting the operations of the Lands Department:—

Land Laws Amendment Act, 1927.—This Act contains several interesting provisions. One effect of the new provisions is that in special cases a Proclamation may be issued declaring that any town or suburban land offered at auction may be disposed of subject to any or all of the following conditions:—

- (a) Auction sales may be advertised and held without the necessity of publicly announcing the upset prices fixed.
- (b) Sales may be held at shorter notice than thirty days.
- (c) Purchasers on deferred payments to be restricted to two contiguous lots.
- (d) Transfers of deferred-payment licenses to be barred for ten years unless on the recommendation of the Land Board and approved by the Minister.

The provisions of section 216 of the Land Act, 1924, dealing with the revaluation of rural Crown lands have been extended to cover rural Crown lands or settlement lands held under deferred-payment licenses. In the event of a reduction in price being determined, provision has been made for a consequent decrease in the instalments of purchase-money and interest payable.

Another section authorizes revaluations in special cases notwithstanding existing restrictions. There is established a Board which is empowered to apply the machinery with respect to the revaluation of holdings to any Crown tenant even if he may have been in occupation of his land for less than three years or more than six years, provided the Board is satisfied that good grounds exist for revaluation. In these special cases the new value is to be determined by agreement between the District Revaluation Committee concerned in the case and the central Board. In the event of failure to agree, the value is to be determined by the central Board. Other sections of the Amendment Act deal with the making of provision for the cost of opening up Crown and other land for settlement, the appointment of umpires in arbitration proceedings, and with various miscellaneous matters.

Land for Settlements Amendment Act, 1927.—The Land for Settlements Act, 1925, provides for the acquisition for settlement purposes of private freehold land only, but under the new amendment Crown lands held under lease or license may be resumed for disposal. It is expected that this provision will facilitate the acquisition of lands in cases where it is expedient that leasehold as well as freehold areas should be taken over by the State for closer settlement. The amending Act also provides for remission of rent being granted to lessees of settlement land in cases of hardship, and contains special provisions for the purpose of facilitating the occupation of settlement lands that are not immediately productive.

Education Reserves Amendment Act, 1927.—This Act contains a provision whereby the lessees of rural education reserves administered by a Land Board may surrender their existing leases and obtain new leases in lieu thereof. Any new lease so obtained will be for a term of twenty-one years, with perpetual right of renewal for further terms of twenty-one years, at a rental equal to 5 per cent. of the capital value of the land comprised in the lease reduced by an amount equal to the amount as determined by the Land Board, which the lessee would be entitled in accordance with the terms of his lease to receive from an incoming lessee in respect of the value of improvements as at the date of surrender.

Egmont National Park Amendment Act, 1927.—This Act provides for an alteration in the constitution of the local committees the appointment of which is provided for in the principal Act, and also authorizes the New Plymouth Borough Council on behalf of the Park Board to raise moneys for road-improvements within the park, the Council to be reimbursed by the Board out of its revenues.

The Hutt Valley Lands Settlement Amendment Act, 1927.—Contains certain machinery provisions that have been found necessary to facilitate the working of the principal Act, with respect specially to workers' dwellings on the settlement.

The Kauri-gum Industry Amendment Act, 1927.—Makes provision for the issue and renewal of gum-brokers' and gum-buyers' licenses, and provides that in future no person shall be qualified to hold both licenses.

The Peel Forest Amendment Act, 1927.—Extends the provisions of the principal Act to enable certain local authorities in Canterbury to contribute to the funds of the Peel Forest Board.

The Tongariro National Park Amendment Act, 1927.—This Act provides machinery for the alteration of the boundaries of the park where necessary and desirable, and confers on the Park Board certain additional powers for the making of by-laws.

The Reserves and other Lands Disposal Act, 1927.—Contains thirty-six clauses dealing with Crown lands, reserves, &c.

LANDS FOR SELECTION.

During the year 460,591 acres were selected under all tenures, the number of selections being 1,913, and the average size of holdings approximately 240 acres. There was a very fair demand for improved farms, and keen inquiry for good clean sheep-country, of which there is unfortunately but little offering at the present time. About 190,000 acres of Crown, settlement, and endowment lands were opened for selection, mostly comprising forfeited sections reoffered for disposal. No specially noteworthy blocks of land were subdivided and settled; but the disposal was completed of vacant areas in the Clifton Settlement, Otago, where three farms were offered for sale by public auction. These farms met with a ready demand, and were all purchased on deferred payments at prices in excess of the upsets fixed.

A large area of Crown lands is at all times available for selection, but much of the land is second-class, and it is recommended that intending applicants should gain sufficient local experience before attempting to bring in either totally unimproved country or lands only partially improved. The undeveloped blocks of land remaining in the hands of the Crown for future disposal are limited in extent and, as a rule, somewhat unattractive in quality.

A great many intending applicants for land have very little capital available, whilst some have none at all. It is an extremely difficult matter to place such applicants satisfactorily, as it is becoming more and more clearly recognized that a considerable amount of capital is required to successfully engage in the business of farming, and also that, following economic changes resulting from the war, the capital which would have been sufficient to establish men under pre-war conditions must now be greatly increased. It is possible for the State to do a good deal in assisting those who have a small amount of capital at their disposal, but the man entirely without funds is naturally severely handicapped in his endeavours to settle on the land, and it is not possible to entirely remove his difficulties in that connection.

The offering of inferior lands for selection under the provisions of section 223 of the Land Act is dealt with under a separate heading.

EDUCATIONAL ENDOWMENT.

An area of approximately 819,000 acres of educational endowments under the administration of the various Land Boards is leased to some 4,029 tenants, who pay a total annual rental of £130,314. The endowment comprises large areas of rural farming-lands, and also a considerable number of urban sections of great prospective value. So far as the rural lands are concerned, some dissatisfaction has existed in the past on account of various tenants experiencing difficulty in raising finance owing to

the fact that nearly all the leases issued by the School Commissioners and the Land Boards vested in the Crown a reversionary interest in such improvements as felling and grassing. However, tenants of rural education reserves may now, pursuant to the provisions of the Education Reserves Amendment Act, 1927, surrender their existing leases and obtain in exchange therefor new leases perpetually renewable for terms of twenty-one years, with full protection at the end of each renewed lease for the then value of unexhausted improvements effected by the lessee. This will doubtless considerably improve the position, and it is anticipated that numerous lessees of education reserves will apply for conversion of their leases accordingly.

FORFEITURES AND SURRENDERS.

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

				Number.	Area (Acres).	Annual Rental. £
Forfeitures	..	..	..	342	161,639	10,950
Surrenders	..	..	..	130	179,305	7,131
Total	..	..	..	472	340,944	£18,081

The total forfeitures and surrenders represents 1.533 per cent. of the number of settlers holding permanent leases and licenses. The total area of 340,944 acres involved appears large, but it includes approximately 164,000 acres of pastoral-run country.

Forfeitures and surrenders of miscellaneous and temporary leases numbered 473, covering a total area of 108,822 acres.

RECEIPTS.

Receipts have been well maintained, the total from all sources (excluding, of course, Discharged Soldiers Settlement Account receipts) being £1,271,821, an increase of £26,483 on last year's figures. The sum of £343,982 was derived from ordinary Crown lands, £610,296 from lands held under the Land for Settlements Act (including Hutt Valley Settlement and Cheviot Estate), £142,121 from the national endowment, and £131,424 from the education endowment.

Cash received on the conversion of leaseholds to freehold tenure has shown a decrease of approximately £7,000.

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

Year ending 31st March,		Conversions to Freehold.	Amount yielded therefrom. £	Total Receipts. £
1924	..	373	104,076	1,329,074
1925	..	341	98,344	1,272,724
1926	..	305	107,148	1,297,488
1927	..	304	76,570	1,245,338
1928	..	261	69,276	1,271,821

Of the 261 conversions to freehold during the year, 195 were in the North Island districts.

POSTPONEMENTS.

Postponements of payment of rent were granted to 276 tenants during the year, involving the sum of £27,107. At the 31st March £147,592 remained postponed on account of 1,099 tenants, as against £166,959 on account of 1,123 tenants at the 31st March, 1927.

ARREARS.

Rents in arrear at the 31st March amounted to £197,919, a decrease of £29,272 on last year's figures.

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

Year ending 31st March,					£
1924	..	..	..	..	544,448
1925	..	..	..	..	301,659
1926	..	..	..	..	222,148
1927	..	..	..	..	227,191
1928	..	..	..	..	197,919

REBATES.

For prompt payment of rent 19,450 Crown tenants were granted the usual rebate in terms of section 123 of the Land Act, 1924, and section 59 of the Land for Settlements Act, 1925. These rebates amounted to a total of £54,052.

NATIONAL ENDOWMENT.

Of the area in the national endowment, 6,698,329 acres were held under lease or license at the 31st March by 4,531 tenants, paying an annual rental of £137,251, while a very large area (partly, however, covered by existing leases) had been set aside as provisional State forests. For further particulars *re* the national endowment see parliamentary paper C.—14.

LAND-DRAINAGE OPERATIONS.

During the year ended 31st March last some 1,355,214 cubic yards of spoil were excavated by floating and dry-land excavators. In addition, 24,536 yards of rock and 13,271 yards of stiff clay and rubble were excavated. Full particulars of the various activities of this branch of the Department are given in Appendix III.

DETERIORATED LANDS.

Operations under the Deteriorated Lands Act, 1925, have been continued, and the three Committees which were at the 31st March still in the field in the Taranaki, Wellington, and Nelson Land Districts were approaching the end of their field-work. The Committees for the North Auckland,

Auckland, and Gisborne Land Districts have completed their tasks, and their reports have practically all been dealt with. Wherever possible, the recommendations of the Committees are being given effect to, and the results of this policy have been distinctly encouraging.

In all districts affected some 1,874 applications were received under the Act. Up to the 31st March the reports to hand from the Revaluation Committees totalled 1,585, while 1,359 cases have been finally dealt with. In 965 cases reductions amounting to £364,861 have been made in capital values, and reductions totalling £17,917 were effected in annual rental and interest payable. Advances totalling £22,175 have been authorized in suitable cases, and very liberal concessions granted by way of remissions of rent on condition that equivalent improvements are effected on the holding concerned. A good deal has also been done in the way of reducing mortgages, and, generally speaking, wherever possible the recommendations of the various Committees have been given effect to. In some cases, of course, difficulty has been experienced on account of private mortgages. It was never intended that loans should be made under the Act merely to strengthen the position of mortgagees, and consequently it has been required that advances be secured as a first charge on the land or on the settler's equity therein. In some special cases exceptions may be made to this provision, but only where the valuation shows that the Crown will have reasonably good security.

The State Advances and other loans on deteriorated properties have presented some difficulty. The question whether the State lending Departments should be empowered to write down their charges in accordance with present-day valuations has been carefully considered. It is contended that no Department charged with the responsibility of administering public funds should be vested with such power, and that any readjustments necessary should be carried out by way of realization, or, in the case of Crown tenants, by the process of forfeiture and reselection. Arrangements have accordingly been made with the State Advances Office whereby Crown lessees may make application for the forfeiture of their leases with a view to the holdings being reallocated or reoffered subject to loans in keeping with present-day values. Action on these lines is, of course, taken only with the concurrence of the State Advances Department, which in suitable cases is prepared to give its consent and agree to the amount of loading in its favour. In the case of properties held by discharged soldiers the sections affected can be reallocated under the provisions of the Discharged Soldiers Settlement Act, and civilian sections of 640 acres or less may be reallocated as special cases under section 146 of the Land Act, 1924. Where, however, civilian sections exceed 640 acres it will be necessary, after forfeiture, to advertise them as open for application loaded with the readjusted charges, and the former lessee must take the chance of there being competition for the land. Action on the above lines has been taken in a number of cases. The arrangements made between the two Departments are working most satisfactorily.

SPECIAL SETTLEMENT OF INTERIOR LANDS.

The setting-apart of blocks of pumice, gum, and other inferior lands under the provisions of section 223 of the Land Act, 1924, as amended by section 11 of the Land Laws Amendment Act, 1926, has received careful attention, and two blocks in the Auckland District were offered during the year. A good many applications were received, although the applicants were not in all cases considered to be altogether suitable. However, seven of the seventeen sections offered were allotted at the ballot, while two further areas were later taken up, and in view of the experimental nature of the scheme this result may be considered as fairly satisfactory. A portion of the Riverhead Block, in the Waitemata County, was also made available on the special conditions laid down for the settlement of these inferior lands, five of the eight sections offered being taken up at the ballot, while the remaining areas have since been selected.

The following summary of the lands dealt with for the year is furnished in accordance with the provisions of section 223 (14) of the Land Act, 1924:—

- (a) Aggregate area of land set apart: 10,747 acres.
- (b) Number of allotments and aggregate area disposed of: 16 allotments, 3,571 acres.

LANDS RESERVED FOR VARIOUS PURPOSES.

Under the provisions of section 360 of the Land Act, 1924, and section 71 of the Land for Settlements Act, 1925, various areas of Crown and settlement land were permanently reserved, during the year. The reservations made totalled seventy-two, covering an area of 23,169 acres. A summary of work carried out under this heading is given below.

Purpose of Reserve.	Number of Reservations made.	Area.		
		A.	B.	P.
Agricultural and pastoral association reserve ..	1	0	3	0
Cable station	1	20	0	0
Cemetery	4	2	3	37
Education endowments	4	2,034	1	5
Government purposes	1	0	2	0
Gravel and quarry	6	26	0	9
Hatchery	1	10	0	0
Hospital-site	1	4	1	29
Municipal	1	5	0	7
Native flora and fauna	1	40	0	0
Public-hall-site	1	0	1	0
Recreation	29	20,767	2	23
River-protection	1	127	0	9
Roadmen's cottage sites	7	17	3	6
School-sites	9	16	0	12
Travelling-stock	3	35	2	23
Water-conservation	1	60	2	35
Totals	72	23,169	0	35

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

EXPENDITURE.

Summary of Expenditure approved during the Year ended 31st March, 1928.

Name of Vote or Account.					Net Amount voted.	Gross Expenditure.			Recoveries.			Net Expenditure.		
					£	£	s.	d.	£	s.	d.	£	s.	d.
Vote, Lands and Survey (Subdivision I)	..	..	..	..	154,757	265,442	14	1	115,873	8	7	149,569	5	6
Vote, Lands and Survey (Subdivision II)	..	..	..	..	32,160	41,258	8	3	4,305	13	6	36,952	14	9
Total vote, Lands and Survey..	..	..	..	..	186,917	306,701	2	4	120,179	2	1	186,522	0	3
Vote, Scenery Preservation ..	..	..	..	..	6,604	6,599	10	10	22	5	2	6,577	5	8
Vote, Lands for Settlement: Expenses..	..	..	..	..	4,773	3,569	16	3	..	..	..	3,569	16	3
Vote, Lands for Settlement of Discharged Soldiers: Expenses ..	..	..	..	..	3,137	1,362	13	7	637	11	0	725	2	7
Vote, Discharged Soldiers Settlement Account: Expenses of Management	..	..	..	..	40,295	40,021	3	9	..	..	..	40,021	3	9
Totals ..	..	..	..	..	241,726	358,254	6	9	120,838	18	3	237,415	8	6
<i>Public Works Fund.</i>														
Vote, Roads to open up Lands for Settlement ..	..	..	..	..	21,500	6,574	18	9	238	2	2	6,336	16	7
Totals ..	..	..	..	..	21,500	6,574	18	9	238	2	2	6,336	16	7
<i>Other Accounts.</i>														
Cheviot Estate Account ..	..	..	..	..	..	881	7	9	..	..	..	881	7	9
Deteriorated Lands Account ..	..	..	..	..	..	9,825	12	7	10,400	0	0	Cr. 574	7	5
Discharged Soldiers Settlement Account ..	..	..	..	..	..	662,054	5	9	..	..	..	662,054	5	9
Hauraki Plains Settlement Account—	..	..	..	..	..	..	..	..	..	..	..	..	..	..
Hauraki Plains Act, 1926—	..	..	..	..	..	..	..	..	..	..	..	..	..	..
Section 10 (1) (c) ..	..	..	..	..	..	38,078	19	8	6,069	4	4	32,009	15	4
Section 10 (1) (d) ..	..	..	..	..	..	359	10	0	..	..	..	359	10	0
Section 10 (1) (e) ..	..	..	..	..	..	7,486	17	9	14	17	5	7,472	0	4
Section 10 (1) (f) ..	..	..	..	..	..	1,100	3	8	31	0	7	1,069	3	1
Section 10 (2) ..	..	..	..	..	..	13	2	11	..	..	..	13	2	11
Hunter Soldiers' Assistance Trust Account ..	..	..	..	..	..	36	1	0	..	..	..	36	1	0
Hutt Valley Lands Settlement Account—Hutt Valley Lands Settlement Act, 1925, section 11 (2) (a)	..	..	..	..	..	107,026	11	5	..	..	..	107,026	11	5
Kauri-gum Industry Account—	..	..	..	..	..	..	..	..	..	..	..	..	..	..
Kauri-gum Industry Amendment Act, 1914, section 4 ..	..	..	..	..	..	1,476	10	3	103	9	11	1,373	0	4
Finance Act, 1926, section 20 ..	..	..	..	..	..	4,200	0	0	..	..	..	4,200	0	0
Lands for Settlement Account—	..	..	..	..	..	..	..	..	..	..	..	..	..	..
Expenses incidental to estates ..	..	..	..	..	..	113,495	0	8	13,142	15	6	100,352	5	2
Acquirement of estates ..	..	..	..	..	..	22,552	1	10	2,452	7	4	20,099	14	6
Expenditure under section 8 (2), Rangitaiki Land Drainage Act, 1910 ..	..	..	..	..	..	76	13	2	..	..	..	76	13	2
Expenditure under section 20, Land Laws Amendment Act, 1927 ..	..	..	..	..	..	32,449	6	9	..	..	..	32,449	6	9
Expenditure under section 20 (3), Land Act, 1924 ..	..	..	..	..	..	3,707	11	3	..	..	..	3,707	11	3
Expenditure under section 83 (3), Land Act, 1924 ..	..	..	..	..	..	1,505	0	0	..	..	..	1,505	0	0
Interest under section 208 (8), Land Act, 1924 ..	..	..	..	..	..	247	1	5	..	..	..	247	1	5
Expenditure under section 49, Lands for Settlement Act, 1925 ..	..	..	..	..	..	228	16	1	..	..	..	228	16	1
Expenditure under section 105, Lands for Settlement Act, 1925 ..	..	..	..	..	..	73	13	6	..	..	..	73	13	6
Expenditure under section 18 (1) (b), Reserves, &c., Act, 1925 ..	..	..	..	..	..	9	5	0	..	..	..	9	5	0
Expenditure under section 13, Land Laws Amendment Act, 1926 ..	..	..	..	..	..	33,803	19	4	..	..	..	33,803	19	4
Te Wera Farm Account: Expenditure ..	..	..	..	..	..	18,412	3	1	7,180	13	2	11,231	9	11
Expenditure under section 23 (2), Finance Act, 1927 ..	..	..	..	..	..	7,608	6	0	..	..	..	7,608	6	0
Lands for Settlement Account (Discharged Soldiers Settlement Account)—	..	..	..	..	..	..	..	..	..	..	..	..	..	..
Expenses incidental to estates ..	..	..	..	..	..	11,439	5	8	156	2	5	11,283	3	3
Acquirement of estates ..	..	..	..	..	..	..	..	..	353	0	0	Cr. 353	0	0
Expenditure under section 20, Land Laws Amendment Act, 1927 ..	..	..	..	..	..	6,130	18	1	..	..	..	6,130	18	1
National Endowment Account—	..	..	..	..	..	..	..	..	..	..	..	..	..	..
Expenditure under section 295 (2), Land Act, 1924 ..	..	..	..	..	..	6,865	10	3	..	..	..	6,865	10	3
Expenditure under section 83 (3), Land Act, 1924 ..	..	..	..	..	..	3	8	0	..	..	..	3	8	0
National Endowment Trust Account—Section 49, Lands for Settlement Act, 1925	..	..	..	..	..	303	1	9	..	..	..	303	1	9
Native Land Settlement Account—	..	..	..	..	..	..	..	..	..	..	..	..	..	..
Expenditure under section 417 (a), Native Land Act, 1909 ..	..	..	..	..	..	107	5	4	..	..	..	107	5	4
Expenditure under section 417 (b), Native Land Act, 1909 ..	..	..	..	..	..	15,743	14	9	199	4	9	15,544	10	0
Expenditure under section 417 (c), Native Land Act, 1909 ..	..	..	..	..	..	67,247	2	2	185	6	7	67,061	15	7
Expenditure under section 417 (f), Native Land Act, 1909 ..	..	..	..	..	..	1,430	13	0	30	19	0	1,399	14	0
Expenditure under section 21, Land Act, 1924 ..	..	..	..	..	..	3,094	18	2	..	..	..	3,094	18	2
Expenditure under section 20, Land Laws Amendment Act, 1927 ..	..	..	..	..	..	5,889	10	6	..	..	..	5,889	10	6
Expenditure under section 49, Lands for Settlement Act, 1925 ..	..	..	..	..	..	808	0	0	..	..	..	808	0	0
Rangitaiki Land Drainage Account—	..	..	..	..	..	..	..	..	..	..	..	..	..	..
Expenditure under section 8 (2), Rangitaiki Land Drainage Act, 1910 ..	..	..	..	..	..	2	7	10	..	..	..	2	7	10
Expenditure under section 7, Rangitaiki Land Drainage Act, 1910 ..	..	..	..	..	..	15,270	12	8	1,343	17	4	13,926	15	4
Expenditure under section 14 (2) (b), Appropriation Act, 1924, and section 11, Finance Act, 1927: Refund of rates	..	..	..	..	..	667	19	2	..	..	..	667	19	2
Swamp Land Drainage Account—	..	..	..	..	..	..	..	..	..	..	..	..	..	..
Kaitaia ..	..	..	..	..	..	11,044	5	6	139	3	0	10,905	2	6
Waihi ..	..	..	..	..	..	2,092	0	11	325	11	9	1,766	9	2
Poukawa ..	..	..	..	..	..	226	2	0	..	..	..	226	2	0
Hikurangi ..	..	..	..	..	..	19,986	7	9	15	8	10	19,970	18	11
General ..	..	..	..	..	..	4,653	4	3	175	4	10	4,477	19	5
General Purposes Account—Section 6 (1), Ellesmere Lands Drainage Act, 1905	..	..	..	..	..	439	5	0	..	..	..	439	5	0
Refunds of revenue, Deposits Account expenditure, expenditure under special Acts of the Legislature, &c. ..	..	..	..	..	..	45,572	18	8	..	..	..	45,572	18	8
Totals ..	..	..	..	..	..	1,285,726	12	3	42,318	6	9	1,243,408	5	6
Grand totals ..	..	..	..	..	..	1,650,555	17	9	163,395	7	2	1,487,160	10	7

STAFF EMPLOYMENT.

At the 1st April, 1927, the staff of the Department numbered 632 permanent and 75 temporary officers. Eighteen new appointments to the permanent staff were made during the year, and 12 officers were transferred from other Departments. On the other hand, 12 officers resigned, 5 officers died, 4 retired, and 5 were transferred to other Departments. The staff at the 31st March, 1928, numbered 636 permanent and 74 temporary officers.

DEPARTMENTAL CHANGES.

Retirements.

Messrs. A. W. Duncan, F. A. Cullen, J. A. Rutherford, and A. H. Vickerman retired from the Service during the year.

Deaths.

The deaths of the following officers occurred during the year, and are recorded with regret, as they rendered very loyal and capable service to the State: Messrs. W. J. Burch, A. L. H. Hay, O. Mewhinney, S. Parkinson, and G. E. Tuck.

Senior Appointments and Promotions.

Officer appointed.	Previous Position.	Position to which appointed.	Date.
R. G. MacMorran	Drainage Engineer	Chief Drainage Engineer ..	1/7/27
J. A. McIver ..	Clerk, Dunedin	Senior Clerk, Invercargill ..	8/7/27
J. McGlyn ..	Chief Dredgemaster, Thames ..	Mechanical Engineer, Land Drainage Branch	1/5/27
P. Pearson ..	Dredgemaster, Thames ..	Chief Dredgemaster, Thames ..	1/5/27

REPORTS ON COGNATE SUBJECTS.

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

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

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

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

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

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

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

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

Kauri-gum Industry.—The annual report under the Kauri-gum Industry Amendment Act, 1914, is given in parliamentary paper C.-12.

National Endowments.—The annual report required by section 302 of the Land Act, 1924, appears in parliamentary paper C.-14.

APPENDICES.

APPENDIX I.—SETTLEMENT OF CROWN LANDS.

EXTRACTS FROM THE REPORTS OF THE COMMISSIONERS OF CROWN LANDS.

NORTH AUCKLAND.

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

A retrospect of the past season is remarkable for the abnormal weather conditions experienced, which were, however, not altogether unfavourable. After an exceptionally wet winter a good spring and then a long drought prevailed, with practically no growth. Instead of the usually showery weather, a period of hot, sunny weather with drying winds was experienced. Early autumn with nice warm rain has improved matters and removed the anxiety of the farmers.

Paspalum this year has not made very rigorous growth, but it has again shown its value by resisting severe drought and insect pests, and has given good yields when other grasses had ceased to grow.

Dairying Industry.—The season started off under most favourable conditions, and a record quantity of butter and cheese was anticipated; but in mid-season the drought upset all calculations, and many of the herds were on once-a-day milking in February and dry by March. The struggling settler whose farm was not fully developed had a fairly bad season, as he had to feed his herd to keep up the milk-yield, and, notwithstanding the splendid autumn, the grass did not come along sufficiently to obtain a second crop of hay, although crops of soft turnips and oats have done well and will be required for winter feed. Prices, though satisfactory, were not up to expectations, and an average price of 1s. 3d. is about all that may be expected. Branches of the New Zealand Herd-testing Association are being formed in this district, and will prove of great benefit. Water has been a serious problem on many farms. Streams and springs that had never been known to dry up failed early in the summer season, and water had to be carted for stock and other purposes.

Top-dressing is now accepted as the secret of success, and every farmer who can afford it top-dresses as much as he possibly can, with good results and increased production and revenue.

Forage crops in all but favoured localities have not been a success, and the hay crops have been exceedingly light.

Cattle.—Beef has improved very much in value, and good store-cattle prices have been satisfactory in sympathy with beef values. Dairy cows have been in demand this last year, and prices rose considerably, due to the butter-fat prices and shortage of dairy cows. Good dairy heifers are already in demand at satisfactory prices to the breeder.

Sheep and Wool.—The period of dry weather has been of advantage to the wool industry. The wool-clip was a very good one, heavier in weight and well grown. Prices have been satisfactory, and, the market being brisk, there is practically no carry-over for next season. Lambing percentages have been above the average, and the rate of mortality low.

Pigs.—The industry has been depressed and prices stagnant. This branch is considered an important factor in farmers' receipts, but the bottom appears to have completely fallen out of the market, and it has been almost impossible to quit stocks except at a price under cost of production; there is, however, a more hopeful outlook for the future.

Fruit.—The fruit crop this year, especially the apple, is well above the average, and the export to England and South America appears to be a record. Local prices are on a payable basis, but the net return to the grower is small.

Poultry.—The high cost of poultry-feed is the cause of the comparative failure of the poultry industry, which appears to be in about the same position as last year.

Bees.—This industry is on the increase in the district, and more production has been obtained. Great Barrier Island is now a principal centre of production, and large quantities of honey have been obtained from that locality this season.

Land Board Work.—The Land Board held thirteen meetings during the year, occupying thirty-six days. The number of items dealt with totalled 1,502, of which 956 were in connection with ordinary Crown lands, and 546 dealt with the administration under the Discharged Soldiers Settlement Act. Besides the above work the Land Board conducted nine ballots and examined the applicants for land in connection therewith.

The term of appointment of Messrs. Wells and Finlayson expired on the 1st April, 1927, and they were reappointed. Mr. W. T. Hunt, of Ruawai, tenant's representative, was returned unopposed for a further term.

Lands offered and selected.—Besides the area of 44,188 acres open for selection in the Land Guide at the beginning of the period, a further 15,067 acres were offered during the year for sale or selection on ordinary permanent tenures.

Demand for land was brisk, a total of 17,743 acres being disposed of to 224 selectors, which is an appreciable increase on last year's figures of 173 selectors and 11,855 acres. The area offered comprised for the most part rural holdings, the majority being unimproved. Small holdings within easy reach of the city have readily found tenants, and the demand for this type of holding exceeds the supply.

The continued demand for building-sections was met by the offering of sixteen sections in Carroll Settlement and eighty-nine sections in Orakei Garden Suburb. Sections in both blocks have been freely selected, some of those in the latter block bringing good prices at auction.

Freeholds.—During the year 46 holdings, of an area of 2,554 acres, were freeholded. The total cash received, excepting cash purchases, was £2,979.

Lands for Future Disposal.—Kapiro Block (17,500 acres): Experiments are still being carried out by the Agriculture Department with a view to testing if the land can be profitably worked. If results justify, the whole area will be subdivided and offered.

Kai Iwi Block (5,560 acres): A portion of this block was deemed suitable for settlement, but owing to its poorness is being withheld for the present. A large portion of the block is being set aside for scenic purposes.

Kerikeri Block (6,700 acres): Owing to difficulty of drainage, this block will be offered as a small grazing-run. The matter of giving a practical fence-line is receiving attention, and offering should not be long delayed.

Omaunu Block (2,000 acres): This block will be opened when roading is complete. Steps are being taken to raise the necessary finance for this work.

Orakei Township: This block has been planned as a model suburb, and subdivided for residential purposes, with provision for suitable shop-sites and reserves for various purposes. Forty-six sections have already been disposed of by auction, and throughout the ensuing year, in keeping with demand, further sections will be offered to the public.

Otaika Block (4,700 acres): Nearly all gum land which can be brought into grass. With the assistance of the Agriculture Department the land is being tested by actual farming to prove by an exact balance-sheet whether this country can be kept in good heart and made to pay more than interest on the whole outlay.

Parahirahi Block (9,000 acres): The parts of this block held by the Forestry Department for the disposal of the timber thereon have now been handed back. About 1,600 acres will be offered at an early date, but the balance is probably suitable for tree-planting only.

Poroti Block (3,500 acres): This block is shortly to be offered under section 223 of the Land Act, 1924, subdivided into about twenty-six sections of from 100 to 150 acres each.

Tangowahine Block (4,264 acres): The block purchased from Messrs. Hawkins and Coleman has been surveyed, and will be offered for general selection at an early date.

Roads and Railways.—A very considerable improvement is noticeable in the main highways, due to grading, metalling, and better supervision. Many of the by-roads have also been improved and metalled, so that the settlers' means of communication is improving each year, and the transport difficulties, which are still very real, are gradually being overcome. The continuance of carriage of lime free and a reduced cost in carriage of manures for top-dressing is greatly appreciated by the settlers, and has proved a wise concession. The new road through the Waipoua State Forest, connecting the residents of Waimamaku with Dargaville, is now completed, and metalling will, I understand, be completed in due course. This road goes through one of the beauty-spots of the Dominion and enables tourists and others to inspect the magnificent kauris within the forest area.

Mangrove Swamps.—The bringing-in of mangrove swamps is an expensive undertaking, but nevertheless there is much room for development in this direction. Most of our northern harbours are fringed with areas of these mud-flats, which are rich in quality and drainable. Very little work of this nature has as yet been undertaken, but as time goes on they will be gradually brought in and developed for dairying purposes.

Gum Lands.—Experiments are being carried out by officers of the Department of Agriculture in the bringing-in of gum lands and testing their suitability for dairying. One block of land at Riverhead, containing 977 acres, and subdivided into eight sections, was opened during the year under section 223 of the Land Act. Every section was taken up, the selectors being mostly adjoining holders.

General.—A new dairy factory has been built at Kirikopuni and will be working next season, and it is proposed to erect a new one at Te Hana.

The general outlook is quite satisfactory, but there is much room for development. Production will increase year by year for many years yet. Much of the land is of medium to poor quality, but with the variety of crops that can be grown and the favourable climate the district will ultimately be closely settled. Now that fertilizer-costs are reasonably low it seems to me that the urgent need of the North is all-weather roads.

Land according to present-day standards is gradually approaching the productive value, and with the prices of produce more or less stabilized as at present all classes of farming should do well.

A general review of the operations of the freezing-works, the output of butter from the various factories, prices of wool obtained, all tend to prove that progress has been made in this district and is likely to further increase.

AUCKLAND.

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

A general review of the farming industry in the Auckland Land District for the year ending 31st March shows that, on the whole, the farming community has experienced what might be termed a fair average year. Despite the adverse effects of the drought conditions which prevailed during the middle period of the season, the returns to date are sufficient to conclusively indicate that with normal rainfall and favourable climatic conditions the season's production would have been the best ever experienced in this district. The winter was exceptionally mild and free from repeated heavy frosts, and with top-dressed pastures in good heart and the dairy herds in good condition the season commenced with excellent prospects of success. Unfortunately, these prospects were in a great measure shattered over a wide area by the severe drought which commenced in November and continued on almost without even a passing shower till well into the month of February. Since then a more or less normal rainfall has done much to retrieve the situation and renew the growth of dried-up pastures, and the present weather conditions appear favourable for a good autumn and a substantial recovery of both pastures and winter crops.

Sheep-farming.—A number of the larger dairy-factory suppliers of last year have turned over to sheep-farming, and they have no cause for complaints, as all sheep-farmers throughout the district have had a very successful season. The long spell of warm dry weather suited this class of farming, and prices for all classes of sheep were well maintained. The wool-clip showed a marked increase over that of last year, and the result of the wool-sales was most satisfactory from the growers' viewpoint.

Dairy-farming.—That last season's output constituted a record and the total production in terms of butterfat at the end of March of this year exceeded this by 2·3 per cent., in spite of four months with practically no rainfall, is an indication of what might have been had the weather conditions been favourable to dairying throughout the mid-summer period. Though a slowing-down in production was apparent in October, the total production by the end of the calendar year was still substantially in excess, both in quantity and value, of that of the previous season; but January was very dry, and an alarming decrease in output took place, though this varied to a marked extent according to the type of land and nature of the soil, the light Waikato lands being, for instance, greatly affected, and in quite a number of cases early inroads had to be made into winter feed in order to keep the cows going. The dry spell, on the other hand, suited the heavier lands, and much of the Hauraki Plains and Rangitaiki district have received great benefit as a result, though crops in some parts of the district have been rather light. The hay harvest has come up to expectations, and the dry weather was most opportune where crops were good—the hay was harvested in excellent condition, and there have been no losses through spontaneous combustion in stacks, as was the case last year. The success attained in growing hay and in dairying generally throughout the district can, broadly speaking, be ascribed in a large measure to the use of fertilizers in the form of top-dressing, the absolute necessity of which is being demonstrated on every side of farming more and more as each year passes. A noteworthy increase in herd-testing has taken place during the year, and the settlers generally appear to realize the many benefits that accrue through systematic testing and culling. Though there has been a large increase this year in the number of pigs that have been bred for the bacon trade, prices have been disappointing so far, and expected profits have not been realized. Any well-organized and concerted movement to put this branch of the industry on a better and more stable footing will greatly benefit the individual settler and enable him to take his share in this as an essential sideline to dairying.

In spite of modern traction, the horse still maintains his place on the farm, and there is a steady demand for good farm horses at well-maintained prices.

There are indications of a good autumn, and as the stocks of both cheese and butter held in store are much lighter than at the same time last year a stimulation of both demand and values may be the result, and may operate to offset in some measure the disappointment occasioned by the partial failure of the prospects, which were so phenomenally bright at the commencement of the season.

Deteriorated Lands.—The Deteriorated Lands Committee, which was set up in this district under the provisions of the Deteriorated Lands Act, 1925, completed its work during the year. Altogether 453 applications for revaluation, relief, and assistance, from both Crown settlers and freeholders, were received and dealt with, and, in addition to wholesale reductions in capital values and writing-off of arrears, long-term remissions of rent have in many cases been granted, on the condition that improvements to the holdings are effected each year to the value of the sum remitted as rent. In addition to the granting of these concessions, the Department has in certain cases been successful in prevailing upon private mortgagees to reduce their mortgage charges and grant remissions of interest for a period, and advances for fencing and manures have been authorized by the Minister to the amount of £11,850. The immediate effect has been to lift the settlers affected out of the hitherto hopeless state into which they had drifted owing to the depletion of the natural resources of the soil through constant stocking over a long period of years and the steady reversion of the hill country to noxious and secondary growth. Settlers who had intended to abandon their holdings have now been given a chance to see daylight ahead, and have decided to stay on and endeavour to overcome their difficulties. Here and there boundaries have been extended by taking up adjoining areas, and as a whole there is a regaining of confidence in the future such as could not exist before the passing of the Act. Where top-dressing of our bush and pastoral country has been carried out it has been shown that the better grasses come back, the quality of all classes of stock is improved, and the carrying-capacity of the land is considerably increased. The steady improvement that has taken place in beef values since the period of low prices last autumn should directly encourage settlers whose accounts have been readjusted to commence top-dressing, even in localities where it has up to the present not been economically possible.

As a result of the long spell of dry weather good work has been effected in the bush country by burning fern and second growth, and resowing. In some localities bush-fires started and took control, and swept over large areas of drained swamp and grazing-country, and a number of the settlers suffered serious losses by the burning of their fences and pastures, and in a few cases there was even a loss of stock through the same cause. In really necessitous cases, where it was shown that the settler was not financially able to resow, special advances have been made for the purchase of grass-seed and manures, and in all thirty-four applications have been dealt with under this form of relief.

Flax-milling.—Flax-planting is now being carried out in several parts of the district, which, together with the draining of several good flax swamps, ought to have the effect of considerably augmenting the output of hemp from this district.

Nine hundred and twenty-five acres of flax land on the Waihi Swamp, in the Tauranga County, were offered for selection, and taken up in July last. The area comprised nine separate holdings, opened on renewable lease for twenty-one years, with special conditions as to the area to be planted in flax each year, and to the proper cutting and maintenance of the crop. If in the course of time this experiment proves successful it may be possible to similarly open other small sections in low-lying localities where lack of outfall would otherwise prevent that full and efficient drainage so necessary for ordinary farming purposes.

Special Settlement of Inferior Lands.—In pursuance of the powers conferred by section 223 of the Land Act, 1924, and its amendments, an area of 6,933 acres of pumice land was opened for selection in June last. The block is situated twelve miles from Rotorua, on the Te Atiamuri Road, and was subdivided some years ago for the special purpose mentioned, which carries with it the right to acquire, without charge, the freehold on fulfilment of certain specified improvement conditions. Seventeen sections were offered, and nine sections have been taken up. The selectors are all of a good type, and have sufficient capital behind them to enable them to make a start and carry on over the initial period of development with a reasonable chance of ultimate success, provided the results of the first few year's work proves that these particular areas are capable of being profitably farmed.

A block comprising 2,837 acres, subdivided into four sections, and situated in the Waitomo County, was also offered for selection under the same heading as the above lands; but little or no interest has been shown in this area, and the sections still remain unselected.

Land opened for Selection.—During the year 108 holdings were opened for selection, comprising a total area of 33,722 acres, and though there is a demand for improved farms the lack of capital and the difficulty of raising the necessary finance prevents many would-be settlers from being in a position to take up the class of holdings available.

Conversions to Freehold.—These comprised a total area of 25,355 acres, made up of 162 holdings, of which 69 were sold for cash, the balance being disposed of on deferred-payment tenure. The purchase price over the whole amounted to £47,605.

Land Board.—During the year twelve meetings were held, occupying forty-one days, and a total of 1,989 cases were dealt with, comprising applications for land, transfers of leases and licenses, applications for advances or relief under the Deteriorated Lands Act and the Discharged Soldiers Settlement Act, as well as a large number of miscellaneous items.

It is with great regret that I have this year to record the untimely death of Mr. John Bailey, who as a member of the Auckland Land Board for the last seven years rendered valuable service to the Department and to the district.

Revenue.—The ordinary revenue for the year amounted to £117,824, showing a decrease over that of last year of £11,462. This decrease was expected as a result of the drastic reduction in rental values and remissions of rent eventuating from the decisions of the Deteriorated Lands Committee, and though the Department is the direct loser the country as a whole will be more than compensated by the renewal of confidence and the added encouragement given to continued effort and re-establishment of progress on our hill and bush lands.

GISBORNE.

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

General Conditions of Settlement.—Farmers of all classes in this district have had a most favourable year. The season commenced under favourable conditions, stock having wintered very well. There was an early spring, and dairy-farmers in particular enjoyed spring-like weather until about the middle of December. From then on a period of dry weather set in until the end of February, causing returns to decrease rapidly. The last few days of February brought great relief in the form of warm rain followed by warm sunshine. This resulted in an abnormal growth of feed. Spring-like weather continued up to the end of the year, and there is every prospect of dairy-farmers supplying more butterfat during the new few months than has been the case for years past.

As far as the sheep-farmers are concerned, the season has been a very good one, and all farmers should have done well. Wool-prices opened well and continued good all through the season. Better lambings were the general rule, and the percentage of fat lambs was very good. Lambs improved right along, and the year has been quite exceptional in that respect. Stock-prices also materially improved towards the end of the season, and they are now on the high side. A large number of sheep left the district, most of them going north. The number sent to Canterbury was not so high as usual.

As far as general farming is concerned, the season has been good. Maize crops were good, and prices firmed towards the end of the year, the average being 5s. 6d. to 5s. 9d. f.o.b., with crops averaging about 75 bushels to the acre. A storm, however, caused some damage, and a lot of the maize was under grade through lying on the ground. A very large area has been sown down in maize this season.

Very little rye-grass was saved, and this industry, once one of the stable industries of the district, seems to be on the decline. A fair quantity of wheat was grown and turned out well. The production of chaff was considerably above requirements and the stores are full. Prospects for the coming season in all classes of farming are very bright.

Noxious Weeds.—The blackberry pest is still a serious menace in some parts of the district, and complaints have also been received regarding the spread of gorse. Rabbits are practically non-existent, thanks to the energies of the East Coast Rabbit Board.

Lands opened for Selection.—Very little new land was offered for selection during the year. Some large areas of forfeited holdings in the Opotiki County were withdrawn and reoffered rent-free for five years, but only one or two of the sections were selected. The loading for improvements appears to be the obstacle to favourable reoccupation of these areas. Some small lots near Ruatoria offered for sale at the end of the year realized large prices.

Board Work.—The Land Board held twelve meetings during the year, one-day meetings being the rule. The Board members, as usual, applied themselves to their duties in a praiseworthy and capable manner. Messrs. J. H. Reid and R. H. Wicksteed were reappointed for a further term. I must again acknowledge the courtesy of the press in the matter of full reports of Board meetings, and the very cordial relationships which still exist between the Office and the legal and mercantile firms of the district.

Deteriorated Lands.—All applications under the Deteriorated Lands Act, 1925, were finally dealt with during the year, the policy of affording relief by granting remission of rent for five years on certain conditions being continued. In several cases as the result of pressure by the Board the mortgagees reduced their mortgages. The credits created in many cases through reduction in capital values have been applied towards effecting further improvements. Most of the settlers concerned are now tackling their jobs with new spirit, and their prospects are infinitely better than they have been for many years past.

Lands to be opened for Selection.—The lands which should be opened for selection during the ensuing year include five blocks—Tuparoa consolidation (6,000 acres); Poroporo (7,500 acres); Crown land, Block XXI, Mangahopai (4,780 acres). About half of this country is in heavy bush, some of it being about the best bush land left in this district. The total area to be opened next year is approximately 19,000 acres. Amongst the blocks that will be available for disposal subsequent to 1928 are Tangihanga (1,200 acres) and Tahora (16,600 acres).

HAWKE'S BAY.

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

The past season, as affecting Hawke's Bay, has probably been the most satisfactory in the farming history of the province. Favoured with wonderful autumn growth, a mild winter and almost complete absence of high drying winds during the spring and summer, and with warm, soft rains evenly distributed throughout the season, stock of all descriptions have done wonderfully well. The lambing percentage has been higher, the markets for fat lambs better, the weight of wool heavier, and there has been an increase in the price of all classes of wool. It is estimated that Hawke's Bay farmers will profit to the extent of £500,000 over the last season's wool returns alone.

There has been a very cheering rise in the price of cattle, due to several causes. The fact that during the past two dry seasons, over 80,000 head of cattle were sent out of the district, together with the heavy death-rate incurred through the drought, had very considerably depleted the herds, while the present phenomenal growth of grass makes it imperative for the sheep-farmer to run a larger number of cattle than usual in order to cope with the otherwise rank feed.

An evenly balanced rainfall and an almost entire absence of high winds, hailstorms, or late frost, resulted in the setting of a heavy fruit crop. Probably 170,000 cases of apples will be exported this season—practically double last season's export.

The numerous fine stacks of lucerne hay, meadow-grass, and clover throughout the district is ample evidence of heavy harvestings, and a liberal supply of good nutritious fodder for winter consumption is assured.

The dairy-farmer, on the whole, has also had a remarkably good season. In certain portions of the district, it is true, a setback was experienced during the dry spell in January and February, when the returns dropped by a third, but the total returns go to prove that the district has experienced one of the best seasons yet recorded. There is still vast room for improvement with our dairy-farmers in farm management and control. Too little attention is paid to herd-testing and rigorous culling, though it is satisfactory to note that the benefits derivable from top-dressing and shelter-belts are now receiving full consideration.

Taken altogether, the prospects for the coming season in Hawke's Bay are particularly bright and promising.

Tomato-culture has now reached the position of a highly profitable industry, particularly in the warm, frost-free areas around about Petane and in the Esk Valley, where heavy crops have been marketed. Over 40,000 cases were picked.

Land Board.—The Board held twelve meetings during the year, and visits of inspection were made to the Crownthorpe and Otawhao Settlements.

Revenue.—The ordinary revenue for the year amounted to £140,197, while the total arrears amounted to £12,442. Compared with last year's figures, the position is very satisfactory in that the revenue has increased by £7,577 and arrears decreased by £1,153.

Noxious Weeds.—While there has been no marked increase in the spread of the blackberry menace, the problem of successfully coping with it seems as far off solution as ever, though the weight of evidence in favour of the good work to be done by the goat is steadily increasing.

TARANAKI.

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

General Conditions.—The past season has been an exceptionally good one for the grazier, and an improved inquiry is evident for grazing-lands. The increased use of fertilizers has resulted in increased output of fat stock from the grazing districts, and the generally high level of wool-prices and all classes of sheep for the past season has placed numerous back-country settlers in a much improved financial position.

The secondary burning of large areas of fern and scrub has been carried out, although in some districts the fires got out of hand and swept over considerable areas of pasture. Measures were taken to provide fire-relief loans for grass-seed, and the services of the Departmental Field Inspectors were utilized in collaboration with the District Valuers to investigate applications and formulate recommendations for loans on this account. It is anticipated that a great amount of benefit to the back country will result from the various burns, and a succession of drier seasons would prove of immense advantage in combating deterioration of pasture-lands to fern and secondary growths. The dairyman experienced an early season, and prospects were exceptionally good for a record year. The prolonged dry season up to March has caused a definite falling-off of milk-yield, and the season cannot end so favourably as first indications promised. Early root crops suffered to a very great extent, but the recent rains have prevented what would otherwise have been crop-failure. Hay and silage yields have also been on the light side. A good price return for butter and cheese must be reported, many factories paying the equivalent of 1s. 5d. per pound advances on butterfat.

Operations of Deteriorated Lands Act.—During the past year 404 applications for relief in terms of this Act have been dealt with. Remissions of rental up to twelve years in exceptional cases have been granted conditional on improvements being carried out as specified by Land Board. In a number of cases mortgagees have been approached for concessions to the lessees with a view to more successful handling of the properties. The mortgagees generally have met the position and co-operated with the Department. In a few cases it has been evident the settlers are attempting the impossible, and forfeiture of the leases and reoffering under the general provisions of the Land Act has been carried out in the best interest of all concerned. The Crown tenants generally have shown appreciation of the relief afforded them, and the advice of the Agriculture Department's officers has been made available in selection of seeds and manures and in deciding on a programme of work of improvement. In many cases the assistance rendered under the provisions of the Deteriorated Lands Act has given the settler a fresh will to improve and recondition the partly productive or non-productive areas of the farms.

Demonstration Farm, Whangamomona.—An area of 226 acres in the Whangamomona district is leased under special terms to Messrs. J. Gordon and Son. Operations dealing with treatment of deteriorated and run-out pastures are being carried out under the control of a committee representative of the Lands, Agriculture, and Valuation Departments. An area of 100 acres has been top-dressed with various manures during the past season; about 40 acres of scrub and fern land has been cleared, burnt, and sown with various grass mixtures. A special farm bridge has been erected, the house repaired, and about two miles of fencing renewed or repaired. The cost of material for these operations is being met out of Deteriorated Lands Account, and the money so expended is secured by way of mortgage over the property. All labour on the property is provided by the lessees.

At present a small dairy herd is being milked, and a small flock of sheep and some dry cattle are being farmed. The farm already shows much improvement both as regards appearance and carrying-capacity, and in a large measure this is due to the good work carried out by the lessees, Messrs. J. Gordon and Son. At a later stage it is intended to inaugurate field days on this property.

Lands opened for Selection.—A total area of 48,018 acres has been offered for selection during the year. The number of new tenants during the past season is 131, and the area selected 35,465 acres. It is worthy of note that seven highly improved dairy farms in the Kaupokonui and Waimate Survey Districts were disposed of on deferred-payment tenure at prices averaging £38 per acre. These latter areas were new selections, previously Native lands, but reverted to the Crown through the provisions of the Native Land Act.

Coal-mining.—A considerable development in coal-mining on Crown lands has taken place during the past twelve months. Six new applications for coal-prospecting licenses have been dealt with, and it is anticipated that coal leases will be applied for in the near future over several of these areas. The bituminous-coal deposits in Taranaki are very extensive, and every promise is given of a new and valuable industry.

Oil-boring.—One mineral prospecting warrant has been issued over Crown Lands in the Whangamomona district.

Land Board Work.—Meetings of the Board were held on forty-four days during the year, the total number of items dealt with being 1,568, inclusive of applications under the Deteriorated Lands Act. The members of the Board have assisted in every possible manner, and I desire to record my appreciation to them in this connection.

Education-endowment Reserves.—Inspections of these reserves are being carried out, and the attention of lessees drawn to any breach of the covenants of their leases, particularly in respect to the control of noxious weeds. Valuations for renewals are constantly required. An area of 48,737 acres is leased under this heading.

Revenue and Arrears.—The total Crown lands revenue received for the year was £50,839. The arrears total £21,113, and postponements £2,879.

The Freehold Tenure.—In connection with freeholding under the provisions of the West Coast Settlement Reserves Acts the sum of £9,649 has been received. Other freeholds have been purchased to the amount of £1,193. This shows a substantial increase on last year's returns for freeholds.

WELLINGTON.

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

The Wellington Land District, reaching as it does from the southernmost parts of the North Island to Taumarunui, naturally comprises a great variety of farming-lands, and what is true for one locality may not at all apply to another. It is necessary, therefore, in order to arrive at a considered estimate of farming-conditions, to apportion the district into separate areas in each of which conditions are found to be similar. The districts that suggest themselves are—(1) the northern, taking in the lands between Taumarunui and Taihape and westward to the Wanganui River; (2) the middle district, comprising Wanganui district and eastward and southwards to Palmerston North; (3) the Manawatu; and (4) the Wairarapa and northwards to the boundary of the Hawke's Bay Land District.

The northern district is probably the most difficult to administer, and these lands have been engaging the attention of the Department for some time past. Settlers here are faced with problems of access, transport, second growth, fern, &c., that the more fortunate farmers in settled districts do not have to contend with to a like extent. One of their chief difficulties is the wearing-out of their pastures, which have been won with great labour from the virgin forests. Top-dressing, which might have in some measure stemmed the tide of deterioration, is almost out of the question owing to the precipitous nature of the holdings and the prohibitive cost of transport of manures. The Government, recognizing the difficulties of settlers on deteriorating lands, passed the Deteriorated Lands Act in 1925, and set up Committees to inquire into conditions in these areas. Although the Committees operating in the Wellington District have not quite finished their work, concessions have been granted to settlers on their recommendations, which will enable them to go about their daily round with fresh hope. The settlers on these lands are mostly pastoralists, and they will, with the concessions granted and the rise in the price of wool during the year, have more courage to battle against the adverse conditions amidst which they practice their calling. The season just passed can be regarded as the best in this locality for about thirty years. Following the exceptionally dry summer, the fires which were prevalent, whether accidental or intentional, cleaned up a considerable area of log-strewn country, besides second growth and rubbish, which in ordinary seasons fires would not have had any effect upon. These fires have involved the settlers in some outlay in grass-seed, but the benefits derived will more than justify the expenditure. The cleaning-up in this part of the district has been so satisfactory that I am satisfied that with two more summers like the one just experienced, and with care exercised in judicious burning, the pastures should be improved to such an extent that the carrying-capacity would be almost doubled. Some dairying is carried on in the northern district, and the settlers engaged in this pursuit will also feel the benefits of the recommendations of the Deteriorated Lands Committee.

In the middle district settlers are becoming fully established, and with anything like good markets should meet with success in their farming ventures. In the early spring conditions were wet and there was a good flush of feed, but as the summer progressed dry weather set in and a long spell without rain was experienced. Pastures dried up and cows went down considerably in their milk, but where green feed was grown the yield was maintained. Early in the new year rain fell and the milk-supply improved. Sheep-farmers had a good year, the season having been a good one for fattening sheep and lambs. Markets have been good for all farm products. The monthly pay-out for butterfat has been small in some cases, but a substantial bonus is anticipated, especially in the case of cheese-factories. If prices for farm-produce are maintained for another season or two farmers should be well on their feet.

In the Manawatu district there is a considerable area, of what may be termed wet land and the abnormally dry season just experienced brought out what was best in it. On the drier areas at the beginning of the season an exceptionally good prospect was before the farming community, and a record year would have resulted but for the drought. The dry weather did not affect the man running dry stock so much. The dry-stock areas were able to be improved by burning and clearing and sowing down fern and log-strewn lands. Lambing percentages were very fair, and the wool-clip as regards weight and quality was most satisfactory.

Farmers in the Wairarapa district did not escape the drought that was general throughout the land district during the summer. The early part of the season gave abundant promise of being a record one as far as yield was concerned; but as the dry spell set in the milk went down, but not to the same extent as other parts of the district. After the rain came, however, the pastures revived, and the later portion of the season should show a decided improvement.

Those settlers who depend upon sheep for their living have had a satisfactory year. Very fair percentages of lambs were counted, wool was well grown, and prices were right. If this year's prices are maintained settlers may look forward with confidence to the future.

Speaking generally, operations must be regarded as satisfactory in spite of the dry weather experienced during the summer months, and Crown tenants have every reason to congratulate themselves on a successful year.

The ordinary revenue for the year was £232,480, an increase over last year's figures of £36,888. There is a considerable sum outstanding as arrears, but it is hoped that the amount will be materially reduced in the coming year.

The Land Board met on twelve occasions during the year, when a large amount of business was transacted, the actual number of items discussed being 1,526. I again tender my thanks to the members of the Board for the earnest manner in which they have worked with me in dealing with the many difficult cases on the agenda papers.

There has been a keen inquiry for land during the year, more especially in the latter part of it. This is no doubt due to the excellent prices that are ruling for wool and other farm-products.

NELSON.

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

The weather for the past year has been unusually dry in the Nelson District. The winter was fine, without much snow in the back country, and stock generally wintered well. The spring rains were less than usual, and were generally followed by dry southerly winds. The weather set in hot and dry before the end of the year and developed into the driest spell for forty-five years. Much damage was done in parts of the district by bush and grass fires, and settlers were put to considerable expense to regrass the burnt areas of their farms. There has been little growth of grass through the summer, and stock in many cases have fared badly.

Sheep and Wool.—Wool-prices have been exceptionally good during the past year, and the prices steadily improved right up to the closing sales. Prices of sheep have not improved proportionately, due, no doubt, to the poor prices for export mutton and the shortage of feed through the drought and fires. A considerable number of sheep have been driven to Inangahua Junction and railed to Addington, thereby relieving local conditions.

Dairying.—Prices for dairy-produce have been good, but the dry weather has curtailed the output considerably. Many dairy-farmers were compelled to dry off the greater part of their herd early in the new year through lack of feed. Farmers with areas of swamp land have benefited by the dry weather but those with light country have had a poor season.

Grass-seed Relief.—Steps were taken to assist settlers who had suffered heavy loss by grass-fires and whose financial resources would not enable them to purchase the necessary seed. Reports were obtained on the various applications with the utmost expedition, and every effort was made to enable the settlers to obtain seed before the autumn rains set in. Advances for the purchase of seed were made by the Superintendent, State Advances, out of the General Purposes Relief Fund.

Deteriorated Lands.—The Committee appointed to investigate applications for relief under the Deteriorated Lands Act have practically finished their work. The concessions made to the various settlers should enable them to work their holdings successfully and overcome the deterioration to a large extent.

Orchards.—The apple crop appears to be heavy and of good quality. As usual, the greater part is exported. Prices obtained for early shipments are very satisfactory, and there is every prospect of a good season.

Hops.—These have suffered to some extent from the dry weather, but generally the crops have been fairly satisfactory.

Tobacco.—Many areas planted in tobacco have failed to mature through lack of moisture. It is unfortunate that so many farmers have met with an unfavourable season for their initial attempt at tobacco-growing. In the Riwaka district, where the soil is richer, some very satisfactory crops have been obtained.

Revenue.—The revenue received during the year totalled £56,470. Of this amount £13,003 was received from ordinary Crown tenants, the balance being receipts on account of discharged-soldier settlers. These figures show a decrease on last year's figures of £3,913, which is attributable mainly to the operation of the Deteriorated Lands Act.

Land Board.—During the year twelve ordinary meetings and one special meeting of the Board were held.

On the 13th July, 1927, the Board lost one of its oldest and most highly esteemed members by the death of Mr. Robert Win. Mr. A. R. Edwards was appointed to the vacancy, and Mr. George McMahon was reappointed for a further term.

On the 20th December, 1927, an election was held to fill the place of Mr. Robert Patterson, tenants' representative, who had decided not to seek re-election, and resulted in the election by a substantial majority of Mr. John O'Regan.

I wish to thank all members of the Board for their cordial co-operation and assistance in all matters brought before them.

MARLBOROUGH.

(J. STEVENSON, Commissioner of Crown Lands.)

The farmers generally in the Marlborough Land District have experienced a good year, and the results of the season's operations, with perhaps the exception of the dairymen in the northern portion of the district, should be well up to, if not beyond, an average one, both in quantity and quality of produce; also, good prices have been realized, and a more hopeful tone is apparent. With another year or two of good prices for produce, combined with careful management, the farmer's position should be more or less stabilized.

Generally, climatic conditions consisted of a mild winter, with good rains in the spring and early summer, followed by a very dry spell during January, February, and March. Rain came again in April, and the prospects for a good autumn and winter are particularly bright. Kaikoura district, unlike the rest, has experienced a wet season.

Sheep and Wool.—The sheep-farmers in Marlborough have experienced a fine season, and although, on account of climatic conditions, the wool-clip was somewhat lighter than usual the excellent prices received more than compensated for the deficiency in weight.

Prices for store and fat sheep were well up to the average, except for a slight easing of values during the dry period in early March, and with the prospects for a good autumn the tendency is for prices to rise.

The annual ram and ewe fair was held in February at the Agricultural and Pastoral Showgrounds, with good entries in both classes, when fair prices were obtained all round.

Dairying.—Though the dry spell affected the dairy-farmer in the northern portion of the district, lowering the production to a certain extent, still, taking it all through, they have had a good year. Prices for butterfat have been good (1s. 5d. to 1s. 7d.), and the prospects for this class of farming are good.

There is still a good deal of abortion and sterility amongst the dairy herds in the district, the Stock Department apparently not having yet discovered a solution of the trouble or a means of prevention. This disease is a very serious matter, and it would be a boon to the dairyman if some cure or preventive could be found.

Agriculture.—Agricultural farmers have experienced a good year.

It having been a good season, barley, wheat, and oats have been harvested in good condition and yielded well.

Peas : This has been the best season for years, crops yielding heavily (up to 70 bushels per acre) and prices ranging from 6s. to 10s. per bushel.

Clover : One of the most popular crops grown in the district. Owing to the very dry summer, the returns from the light lands were poor ; but the season suited the heavy land, consequently the yield was very good. The return (approximately 3,000 sacks) is somewhat less than usual ; price 8d. to 9d. per pound.

Lucerne : This crop, from a feeding and hay point of view, has proved invaluable during the dry spell, and good hay is in heavy demand at £3 per ton. Very little was grown for seed, owing to the market being depressed for some considerable time.

Orchards.—This industry appears to be becoming more stabilized and coming into its own, if one can judge by the amount of fruit exported and the great improvements made in the way of shipping control, &c. It is early yet to say how prices will range this season on the London market. Sales opened well, then had a tendency to ease ; still, there is a prospect of a fair return being realized. The export figures (30,000 cases) constitute a record for the district.

Poultry.—The local egg circle from 174 suppliers placed just on one million eggs on the market during the year, at an average price of 1s. 10d. per dozen—slightly less than last year, but yet quite a satisfactory figure.

Timber Industry.—A number of mills still operate in the district, but the source of supply is limited. Most of the output is utilized in the Marlborough and Nelson Districts.

Flax-mills.—Four flax-mills continue to operate in the district, and the output for the year runs between 350 and 400 tons of hemp at an average price of £30 per ton. The Marlborough hemp retains its high average grade.

Rabbits.—On account of the continued good prices for skins, rabbits are being kept well in hand. The East Coast Rabbit Board is performing exceptionally good work within its boundaries, and the improvement in the carrying-capacity of the country is sufficient evidence of the value of the work.

Noxious Weeds.—Blackberry, the worst of the noxious weeds, is being systematically worked out by means of goats, particularly in the bush districts. Tauhinau, although not classed as a noxious weed, has a big hold in the Sounds County and is a great pest.

Land Board.—Twelve ordinary meetings of the Board were held, when a total of 271 cases were dealt with, 83 being connected with discharged soldiers, 60 ordinary transfers, and 128 miscellaneous cases.

I have been absent from Marlborough for practically the whole of the year on deteriorated-lands business in Nelson, and wish to thank my deputy, Mr. P. R. Wilkinson, Chief Draughtsman, and Mr. Torrance, Chief Clerk, for the way in which they have handled and conducted the business during my absence ; also a very keen and efficient staff for the attention they have given to their duties during the year.

WESTLAND.

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

Conditions and Progress of Settlement.—Record favourable weather conditions were experienced all over the district during the year. The spring and summer weather, in the opinion of many of the old settlers, has never been paralleled. The consequence of the long periods of dry fine weather was that there has been an abundance of feed everywhere and a notable advance in butterfat-production. The white and green crops have been very successful and much hay has been saved.

While it goes without saying that a favourable season is, of course, all to the good, it appears to be well established that even under adverse conditions production may be doubled, if not more than doubled, by renewing pastures from time to time by the judicious use of fertilizers and top-dressing, and by herd-testing. Competent dairy-farmers have proved this beyond doubt, and all who are engaged in the industry who have not already done so are strongly urged, both in their own interests and in the interests of the community as a whole, to give these two aspects or conditions of their occupation their careful and practical attention.

Lime-works.—The lime-works at Kowhitirangi and Ross are still in active operation. It is very much to be regretted that these concerns do not receive a more liberal measure of local support.

Timber.—The total output of sawn timber for the year was 57,449,800 superficial feet, a decrease of 9,403,500 on the previous year. Of this total, 21,891,000 superficial feet were cut from Warden's licenses, 2,597,100 superficial feet from Crown land, 18,699,200 superficial feet from freehold, and 14,262,500 superficial feet from State forests. The quantity of timber exported was 15,844,100 superficial feet, a decrease of 3,180,100 superficial feet on last year's export. One half of the total output for the year passed through the Otira Tunnel.

In addition to the sawn timber, 327,236 superficial feet of silver-pine posts, poles, strainers, and sleepers were railed to Christchurch, and 640 trucks of mining props and bars, chiefly *Fagus fusca*, were supplied to the coal-mines.

Flax.—The four flax-mills mentioned in last year's report are still in operation. Fibre of an exceptional quality is produced in Westland, and there seems little doubt that the systematic planting of suitable unoccupied areas would be a profitable field for investment. It is understood that negotiations are in progress for the establishment of the industry on a large scale in South Westland.

Revenue.—The total gross revenue for the year, including the Discharged Soldiers Settlement Account, amounted to £23,219. Land revenue amounted to £13,222.

Land Board.—Twelve monthly meetings were held, as scheduled, during the year. The Board dealt with 140 applications for land, 74 transfers, 24 exchanges, 50 applications by returned men for advances, transfers, postponements, &c., and 186 timber licenses, together with the usual volume of miscellaneous work.

Gold-mining.—During the year the Rimu Dredge Co., of America, dredged 26 acres of fresh country and excavated 797,373 cubic yards of material for a return of gold valued at £48,923. In addition to various sluicing claims, boring for subsequent dredging operations is being carried out in various localities.

Land remaining for Selection.—An area of 142 acres of rural land and 10 acres of town land is now in hand, and 105,960 acres of town, village, suburban and rural land is open in the Land Guide.

CANTERBURY.

(W. STEWART, Commissioner of Crown Lands.)

The present season has been a particularly good one for most branches of farming. Owing to the dry spell last autumn and the consequent shortage of feed, many farmers faced the winter with a great deal of anxiety, more particularly as many were rather heavily overstocked owing to the poor autumn market for culls. However, the winter proved to be dry, though cold, and stock came through without exceptional losses, though deaths after lambing were in many cases heavier than usual.

The dry winter allowed farm-work to be well advanced; and although spring and early summer were wetter than usual, even this setback assisted the country through the dry spell which has been experienced since Christmas, but which has now broken.

Sheep-men have had a particularly good year. Wool, though generally lighter than last year through shortage of winter feed and a wet spring, has sold at a very satisfactory figure, as also has lamb. Owing to the wet spring, rank growth, and lack of sunshine, lambs did not fatten so early, and the percentage of overweight lambs must be high this season. Stock are now in good condition, there is abundance of feed for the winter, and altogether the sheep-farmers' prospects are encouraging.

In most cases the agricultural farmer has also had a good season. Autumn wheat went in under good conditions, and though some of the heavier land had too much rain in the spring this favoured the lighter lands, where yields have generally been good; so that, taken over the whole district, the yield is much above the average. Rape and turnips also went in under good conditions, and although some did not survive the drought after Christmas, yet winter prospects for the district as a whole are very good. The high overhead charges are a severe handicap to the small mixed farmer.

The dairy-farmer has had a fair season, as prices have been better than last year. The spring growth was late this season, and in the drier areas cows have gone off early owing to dry weather, but in the more favoured dairying districts conditions have been good. Herd-testing, and top-dressing in our wetter localities, are not practised enough in this district.

Those farmers who have been combining pig-raising with dairying have had a disappointing year with this side-line, owing to the heavy fall in prices.

The small farmers on high-priced areas near Christchurch have had only a fair year, as the autumn was dry, spring was late, and since the New Year it has again been very dry. It seems to me that there are too many at this class of production, and that the market is inclined to be heavily glutted at the periods of maximum yield, so that prices are not remunerative. The outside tomato crop was quite three weeks late this year, and the market price lately has been very low. Potato crops this year do not promise as heavy in proportion as other crops. Most fruitgrowers have had a good season. The same remarks apply to the vegetable growers; and poultrymen also have had a fair season.

I believe that throughout this district the rabbit pest is under better control than in past years, and I know of no area in which it can be said they are out of hand.

Runholders who have not been keeping up to the tree-planting conditions of their licenses have this year been reminded that this condition is in future to be more strictly enforced.

Quite a few small threshing plants driven by tractors have this season made their appearance, and are filling a need, as there were not sufficient of the old plants to expeditiously handle a large season's crops.

Land Board Work.—The Land Board held twelve ordinary meetings during the year, each extending over a period of three days, and one special meeting. The number of cases dealt with was 1,360, an increase of 133 on the figures of the previous year. Conversions to freehold and deferred payment, 22; forfeiture and surrenders, 50; renewals of leases and licenses, 14; reofferings (including discharged-soldier settlement properties offered by auction, but exclusive of house properties), 49.

Revenue.—The total revenue for the year was £582,744, including £301,470 derived from discharged soldier settlers.

OTAGO.

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

The year which ended on 31st March last was quite a good one for the great majority of farmers and pastoralists in Otago. In the far-inland portions of the district around the lakes an unusually dry summer and autumn were experienced, and settlers there suffered accordingly. Over the remainder of the province the climatic conditions were good. The first two months of the year were mild and warm, but were followed by rain and frosts until November. Thereafter good conditions prevailed. There were several falls of snow on the high lands in the spring, but none was severe, and stock-losses therefrom were not serious. The weather conditions in the late winter and early spring considerably hampered ploughing and sowing operations, with the result that the area sown in oats and wheat was rather less than usual. It is pleasing to note that the holders of pasture-land, in South Otago particularly, have gone in to an increased extent for top-dressing, and that the results have more than justified the experiment.

The sheep-farmers have had a particularly good year. At the first wool-sale of the season prices opened at a decided advance on last year's, and showed a progressive advance at the following sales. The quantity of wool produced was greater and the quality probably better than for many years past. In Central Otago, where the bulk of the pastoral country is, a gradual change for the better is taking place. The destructive work wrought in the past by the rabbit and the indiscriminate use of the fire-stick appears to have ended. Rabbits are not numerous now, and the sunny hill-faces which used to swarm with them are quite clear of the pest. The very high prices for winter skins, the diminution in number, and the increasing scarcity of the natural enemies' food-supply are all contributing to the extermination of the little animal which has nearly ruined so much valuable grazing-country. Burning of tussock is now being carried out in a proper manner at the proper season. It would be interesting to know by how many sheep the flocks of Central Otago have increased in, say, the last five years, and by how much per sheep the average weight of wool has gone up. Irrigation, with what it brings, has, of course, been an important factor in the increase. The inevitable tendency which I mentioned with regret in previous annual reports has again manifested itself—the tendency to trade in pastoral properties at prices based on present-day producing-values. Such a practice must assuredly spell ruin to the unfortunate one with limited capital who finds himself in possession when heavily-reduced produce-prices come along. The most difficult work the Land Board is called upon to do is the adjudication in cases of applications to transfer pastoral and small grazing-runs. The task is not made easier by the rule the selling agents have adopted—the bolstering-up of the values of stock, chattels, and improvements, and the keeping-down of the portion of the purchase-money which represents the goodwill of the lease. Cases have occurred in which the agent's and vendor's valuations of the improvements have been double those of the Department's field officers.

The dairy-farmers have had a fairly prosperous year, and it is anticipated that the price per pound for butterfat will prove about 1½d. better than last year's. Increased yields have been secured, largely through the instrumentality of top-dressing and herd-testing.

The orchardists have not had a good year. The yields, especially of stone fruit, were very good, but weather conditions produced such a rush of ripening fruit at one time that the market became glutted and prices fell to a level that was quite unpayable to the grower.

The area of land offered for sale or selection under all headings during the year was 5,594 acres, this being a considerable shrinkage of the area offered in the previous year. The number of selectors on the books at 31st March was 5,536, this being an increase of eighty-five over the figures for the previous year. The area held, however, showed a decrease of 5,000 acres, but the annual rental payable increased by £1,790. The renewing of expiring leases formed an important part of the year's operations, the area involved being 165,725 acres. The annual rental payable under the new leases shows an increase of £910 over the sum payable on the expiring leases. The freeholds acquired during the year were not numerous, only eighteen tenants availing themselves of the option to convert their leaseholds. The total revenue for the year was £269,013, including £95,097 derived from discharged soldier settlers, while the arrears showed a decrease of £3,016, although the number of tenants in arrear was slightly greater. Twelve ordinary and two special meetings of the Land Board were held during the year, the volume of business transacted being above the average, there being nearly three hundred cases of transfer and sublease.

SOUTHLAND.

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

The conditions generally have, on the whole, been satisfactory from a farming point of view during the past year. Although a cold winter was experienced, the conditions were dry, and good lambing percentages were reported from pastoralists. Unfortunately, there was a very late spring, and little growth till the end of October. The result was that the dairy-farmer did not reach the full flush of the season till December. Following on the late spring, a dry spell ensued from early in January till March, consequently the returns from dairy herds suffered as a result of the combination. The price obtained for butterfat by those settlers supplying cheese-factories promises a successful season; but, unfortunately, the supplier to the butter-factory will not, it seems, obtain such a good price.

The latter supplier has generally managed to better his annual returns by pig-raising, but the price offering for pork has not given much encouragement. Although there has been an increase in the price paid for butterfat this season, still the low prices ruling in the 1926-1927 season are reflected in the present position of a number of suppliers, as these had to increase their indebtedness to merchants in the 1926-1927 season, and the reduction has to be met from this season's returns. The condition of the wool and fat-lamb market has been good, and pastoralists and sheep-farmers generally have had an excellent year. The general quality and weight of wool has shown an increase, which was reflected in the returns per sheep; and it is reported that this improvement has largely been assisted by the use of top-dressing by those on the low country. The prices for fat lambs have averaged about 4s. per head better than last season.

Owing to the dry condition, some settlers have found it necessary to use some of the turnips, &c., usually reserved for winter feeding; but against this a large amount of meadow-hay was saved in good condition, and the turnip crops look well, so there is every prospect of the coming winter being well provided for. Good grain crops have been general throughout the district, and the cutting and threshing of grass-seed has been carried out under the best conditions. There is every prospect of the grain-market being firmer than last season, and the price of fescue-seed is also reported to show every indication of a rise on last year's prices.

Sawmilling.—This industry has not been brisk. Heavy stocks are being carried, and few mills have worked up to their full cutting-capacity.

Flax-milling.—There is little movement to report under this heading, and the industry seems to have reached a point where there is no margin for the miller over cost of production, where the flax is difficult to get to the mill. Some fifteen mills are operating in Southland, and few of these are working full-handed. There are large areas of Crown lands near Invercargill which are considered unsuitable for farming, but with expenditure these areas might be found very suitable for the planting and growing of flax.

Education Reserves.—The passing of the Education Reserves Amendment Act, 1927, has given lessees of education reserves of rural lands an opportunity to convert their present lease to a tenure giving them perpetual right of renewal, also full protection for all improvements effected by the lessee. A number of tenants have made application under the legislation passed, one of the principal advantages gained being that the new lease gives better opportunity for financing.

Conversions to Freehold.—Seven sections, of a total area of 1,567 acres, were converted to freehold during the year.

Crown Lands opened for Selection during the Year.—Forty-one sections, comprising an area of 23,721 acres, were opened for selection during the year. Thirty-one sections were selected, with a total area of 19,551 acres. Also, thirty-eight miscellaneous leases were granted. The demand for unimproved land has not been in any way keen, and although there are a number of sections open in the Land Guide, comprising good bush lands partly improved, they do not seem to attract selectors. The selector of the present day does not seem inclined to take up a holding unless it is furnished with good gravelled road access or near a railway-station.

Crown Lands to be opened for Selection.—Eight sections at Gorge Road, in the Oteramika district, will be opened for selection at an early date; also sections in the Jacobs River district.

Land Board.—During the year twelve ordinary meetings of the Land Board were held, and a large amount of business transacted. As Chairman, I desire to thank the members of the Land Board for their co-operation and assistance in all matters coming before the Board.

Revenue.—The total revenue for the year amounted to £130,237, which shows an increase on last year. £66,134 was on account of interest and principal under the Discharged Soldiers Settlement Act.

APPENDIX II.—LAND FOR SETTLEMENTS.

SUMMARY OF THE SETTLEMENTS ESTABLISHED UPON ESTATES ACQUIRED AND DEALT WITH UNDER THE PROVISIONS OF THE LAND FOR SETTLEMENTS ACT UP TO THE 31ST MARCH, 1928.

Name of Estate.	Lease-holds.	Free-holds.	Principal Purpose for which Holdings are utilized.	Remarks as to Present Position.
<i>North Auckland.</i>				
Bickerstaffe	40	5	Grazing	Good.
Baylis	1	..	Dairying	Fair.
Cadman	1	..	Grazing lease only	..
Carroll	23	4	Homes	Good.
Cradock	..	14	Homes and orchards	Good.
Eccleston No. 2	12	14	Homes	Good.
Hetana	9	81	Homes and orchards	Good.
Kitchener	1	11	Homes and orchards	Good.
Koremoa	12	..	Dairying	Poor.
Lawry	1	..	Grazing lease only	..
Methuen	3	27	Homes and orchards	Good.
Motutara	11	..	Dairying and grazing	Fair.
Paerata	2	..	Mixed farming	Satisfactory.
Pakarakā	14	1	Dairying	Fair.
Parahi	10	..	Grazing and dairying	Good.
Prescott	15	5	Homes	Satisfactory.
Plumer	4	17	Homes and orchards	Good.
Puketī	2	..	Grazing	Fair.
Puni	10	..	Dairying	Fair.
Remuera	30	..	Dairying	Satisfactory.
Steamlands	13	..	Dairying	Fair.
Te Pua	5	1	Dairying	Satisfactory.
Tokiri	3	..	Dairying	Satisfactory.
Upokonui	4	..	Dairying and grazing	Fair.
Waari	30	37	Homes and orchards	Good.
Waimata	14	..	Dairying	Good.
Waiteitei	9	..	Dairying	Poor.
Finlayson	1	..	Grazing	Satisfactory.
Totals.. ..	280	217		
<i>Auckland.</i>				
Apata	8	..	Dairying	Good.
Balachraggan	21	5	Dairying	Very good.
Clifford	9	..	Dairying	Very satisfactory.
Delaney	1	..	Home	Good.
Fencourt	21	27	Dairying and mixed farming	Very satisfactory.
Gorton	10	..	Dairying	Very good.
Hereford Park	2	..	Dairying	Doubtful.
Hikuai	22	..	Dairying	Fair.
Horahia	7	..	Dairying	Fair.
Horahora	10	..	Dairying and mixed farming	Good.
Kaipaki	4	..	Dairying	Very good.
Karapiro	9	10	Dairying	Very good.
Kopuku	5	..	Dairying	Poor.
Kopuku No. 2	6	..	Dairying	Poor.
Mangaotama	3	1	Dairying	Good.
Mangapouri	5	10	Dairying	Good.
Mangateparu	55	1	Dairying	Good.
Mangawhero	10	17	Dairying	Good.
Matamata	77	225	Dairying	Very good.
Matuku	11	..	Dairying	Good.
Ngahinapouri	4	..	Dairying	Very good.
Ohauiti	13	..	Mixed farming	Unsatisfactory.
Okauia	7	11	Dairying	Good.
Omeheu	11	..	Dairying	Fair.
Opouriao	33	68	Dairying	Good.
Orini	2	..	Dairying	Unsatisfactory.
Orongo	31	..	Dairying	Unsatisfactory.
Otamarakau	8	..	Dairying	Good.
Otway	9	9	Dairying	Very good.
Pakarau	19	5	Dairying	Very good.
Puahue	20	..	Dairying and mixed farming	Fair.
Pukemapou	9	..	Dairying	Fair.
Rangiatea	12	15	Dairying	Very good.
Rangitaiki	6	..	Dairying and small farming	Fair.
Reporoa	86	9	Dairying and grazing	Fair.
Rewi	7	5	Dairying	Very good.
Reynolds	25	..	Dairying	Fair.
Rotomanuka	1	..	Dairying	Good.
Selwyn	85	155	Dairying and mixed farming	Good.
Tahaia	11	..	Dairying	Fair.
Tainui	3	..	Grazing	Fair.
Tairua	24	3	Residence	Good.
Taniwha	11	1	Dairying	Good.
Tapapa	11	..	Dairying	Very good.
Tautari	38	7	Dairying and mixed farming	Fair.
Teasdale	16	87	Business and residence	Very good.
Te Miro	40	..	Dairying 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, 1928—continued.

Name of Estate.	Lease-holds.	Free-holds.	Principal Purpose for which Holdings are utilized.	Remarks as to Present Position.
<i>Auckland—continued.</i>				
Te Ngāroa	2	..	Dairying	Good.
Waiare	4	..	Dairying	Good.
Waimana	19	23	Dairying and mixed farming	Very good.
Waitakaruru	16	2	Dairying and grazing	Good.
Whatawhata	3	..	Dairying	Good.
Whitehall	5	14	Dairying	Very good.
Totals.. ..	887	710		
<i>Gisborne.</i>				
Ardkeen	17	..	Pastoral	Good.
Clydebank	4	4	Pastoral	Good.
Glencoe	6	..	Dairying	Good.
Homebush	12	..	Dairying	Good.
Hukutaia	18	1	Dairying	Good.
Kanakanaia	7	1	Pastoral	Very good.
Ngatapa	23	3	Pastoral	Very good.
Ohuka	13	..	Pastoral	Satisfactory.
Paremata	6	..	Dairying and pastoral	Good.
Pouparae	4	5	Agricultural	Very good.
Repongaere	11	1	Pastoral and dairying	Good.
Te Arai	46	12	Pastoral, dairying, and agricultural	Good.
Waimarie	12	5	Pastoral, dairying, and agricultural	Good.
Wharekaka	13	..	Pastoral, dairying, and agricultural	Good.
Wigan	12	7	Pastoral, dairying, and agricultural	Very good.
Willows	16	6	Agricultural	Good.
Totals.. ..	220	45		
<i>Hawke's Bay.</i>				
Argyll	54	9	Agricultural and pastoral	Very good.
Beattie	5	..	Pastoral	Good.
Clydebank	14	3	Pastoral	Good.
Corby	4	..	Mixed farming	Fair.
Coyne	1	..	Mixed farming	Indifferent.
Crownthorpe	18	..	Pastoral	Good.
Elsthorpe	44	10	Pastoral	Very good.
Forest Gate	20	9	Agricultural and pastoral	Good.
Glengarry	28	..	Dairying	Fair.
Gwavas	11	1	Agricultural and pastoral	Good.
Hatuma	61	10	Agricultural and pastoral	Very good.
Kumeroa	13	3	Agricultural, pastoral, and dairying	Very good.
Lindsay	58	14	Mixed farming	Very good.
Mahora	26	9	Mixed farming	Very good.
Manga-a-toro	20	6	Agricultural and pastoral	Very good.
Mangatahi	21	3	Agricultural and pastoral	Very good.
Marakeke	17	..	Mixed farming	Fair.
Omana	9	1	Dairying	Fair.
Otamauri	15	2	Agricultural and pastoral	Fair.
Parinui	4	..	Mixed farming	Good.
Pourerere	6	1	Agricultural and pastoral	Good.
Raureka	10	9	Dairying and fruit-culture	Very good.
Raumati	30	3	Pastoral and dairying	Very fair.
Rissington	5	..	Pastoral	Good.
Springhill	17	1	Mostly pastoral	Very good.
Sherenden	21	..	Mostly pastoral	Good.
Te Kaihi	4	..	Mixed farming	Good.
Te Kura	13	..	Dairying	Fair.
Te Mata	13	1	Fruit-farming	Good.
Tangoio	12	..	Mostly pastoral	Fair.
Tomoana	6	8	Fruit and dairying	Very good.
Waihau	20	1	Mostly pastoral	Fair.
Waipuka	1	..	Pastoral	Good.
Watea	10	..	Mixed farming	Fair.
Wilder	4	..	Mixed farming	Good.
Totals.. ..	615	113		
<i>Taranaki.</i>				
Araheke	3	..	Dairying	Good.
Clandon	7	..	Dairying	Very good.
Croydon	7	..	Dairying	Fair.
Hawke	1	..	Dairying	Good.
Huatoki	24	2	Residential and small farming	Fair.
Huia	5	..	Mixed farming	Fair.
Huinga	9	1	Dairying	Very good.
Karu	4	..	Mixed farming	Indifferent.
Katikara	3	..	Dairying	Very good.
Kohura	11	..	Mixed farming	Good.
Kota	7	..	Mixed farming	Good.
Mana	1	..	Grazing	Fair.
Mangamaire	1	..	Grazing	Indifferent.

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, 1928—*continued.*

Name of Estate.	Lease-holds.	Free-holds.	Principal Purpose for which Holdings are utilized.				Remarks as to Present Position.
<i>Taranaki—continued.</i>							
Marco	2	..	Mixed farming	..	..	..	Fair.
Matane	1	..	Dairying	..	..	..	Very good.
Ngutu	1	..	Mixed farming	..	..	..	Fair.
Okahu	1	..	Dairying	..	..	..	Just acquired.
Parkes	7	..	Dairying	..	..	..	Very good.
Piu	3	..	Mixed farming	..	..	..	Indifferent.
Rahu	1	..	Grazing	..	..	..	Unselected ; deteriorating.
Ratapiko	5	..	Dairying and mixed farming	..	..	..	Good.
Spotswood	10	35	Homestead and small dairying	..	..	..	Very good.
Taitama	7	..	Mixed farming	..	..	..	Good.
Tariki	7	1	Dairying	..	..	..	Very good.
Tawhiwhi	8	..	Mixed farming	..	..	..	Indifferent.
Tokaora	6	10	Dairying	..	..	..	Very good.
Tututawa	3	..	Dairying and grazing	..	..	..	Fair.
Totals.. ..	145	49					
<i>Wellington.</i>							
Aorangi	24	18	Dairying	..	..	..	Good.
Almadale	4	..	Dairying	..	..	..	Fair.
Ahiaruhe	10	..	Dairying	..	..	..	Good.
Akitio	6	..	Grazing	..	..	..	Good.
Armstrong	1	..	Dairying	..	..	..	Fair.
Arawhata	2	..	Dairying	..	..	..	Fair.
Bartholomew	6	..	Dairying	..	..	..	Fair.
Bailey	1	..	Dairying	..	..	..	Good.
Benge	1	..	Dairying	..	..	..	Good.
Braemore	4	..	Pastoral	..	..	..	Good.
Brown	1	..	Dairying	..	..	..	Fair.
Bruce	1	..	Dairying	..	..	..	Good.
Callender	1	..	Dairying	..	..	..	Fair.
Carrington	34	2	Mixed	..	..	..	Fair.
Cherry Grove	3	..	Dairying	..	..	..	Good.
Corliss	1	..	Dairying	..	..	..	Good.
Cloverlea	17	..	Dairying and residential	..	..	..	Good.
Coyle	1	..	Dairying	..	..	..	Poor.
Dawbin	1	..	Dairying	..	..	..	Good.
Dixon	1	..	Dairying	..	..	..	Good.
Devonshire	1	..	Dairying	..	..	..	Fair.
Dyer	36	10	Mixed	..	..	..	Good.
Epuni Hamlet	24	21	Mixed and garden	..	..	..	Good.
Evans	1	..	Dairying	..	..	..	Good.
Eaglesham	8	..	Grazing	..	..	..	Good.
Fairfield	8	..	Dairying	..	..	..	Good.
Falloon	5	..	Mixed	..	..	..	Good.
Gee	1	..	Dairying	..	..	..	Good.
Greystroke	12	..	Dairying	..	..	..	Good.
Greves	1	..	Dairying	..	..	..	Fair.
Graham	1	..	Dairying	..	..	..	Fair.
Glasspole	1	..	Dairying	..	..	..	Good.
Hammond	1	..	Dairying	..	..	..	Fair.
Hawtrey	48	48	Residential	..	..	..	Good.
Hall-Jones	34	5	Gardening	..	..	..	Good.
Heatherlea	18	9	Dairying	..	..	..	Good.
Heretaunga	15	110	Residential	..	..	..	Very good.
Hill	1	..	Dairying	..	..	..	Fair.
Heights	2	..	Grazing	..	..	..	Fair.
Haunui No. 1	8	..	Dairying	..	..	..	Good.
Haunui No. 2	7	..	Dairying	..	..	..	Good.
Harper	1	..	Dairying	..	..	..	Fair.
Horrobin	1	..	Mixed	..	..	..	Fair.
Kairanga	11	..	Dairying	..	..	..	Good.
Kiwitea	1	..	Dairying	..	..	..	Good.
Kopane	13	..	Dairying	..	..	..	Good.
Kuku	4	..	Dairying	..	..	..	Fair.
Langdale	13	13	Grazing	..	..	..	Good.
Lean	1	..	Residential	..	..	..	Good.
Lewis	..	..	Dairying	..	..	..	Good.
Linton	5	..	Dairying	..	..	..	Good.
Loughnan	23	..	Residential	..	..	..	Good.
Little	1	..	Mixed	..	..	..	Good.
Langley-Purdom	1	..	Dairying	..	..	..	Good.
Littler	1	..	Dairying	..	..	..	Very good.
Longbush and Mahupuka	17	5	Mixed	..	..	..	Good.
Makopua	6	..	Pastoral	..	..	..	Fair.
Makowai and Extension	24	..	Dairying	..	..	..	Good.
Marama-a-Mau	6	..	Dairying	..	..	..	Fair.
Maungaraki	19	2	Residential	..	..	..	Good.
Melling	2	..	Residential	..	..	..	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, 1928—*continued.*

Name of Estate.	Lease-holds.	Free-holds.	Principal Purpose for which Holdings are utilized				Remarks as to Present Position.
Wellington—continued.							
McDonnell	..	..	Dairying	..	..	..	Poor.
Muhunoa	2	..	Dairying	..	..	..	Fair.
McLean	1	..	Dairying	..	..	..	Good.
Marshall	1	..	Dairying	..	..	..	Fair.
McKenzie	1	..	Dairying	..	..	..	Good.
Matamua	3	..	Dairying	..	..	..	Fair.
Motnkai	3	..	Grazing	..	..	..	Fair.
Moroa	19	..	Dairying	..	..	..	Poor.
Ngakaroro	2	..	Dairying	..	..	..	Fair.
Normandale	35	14	Mixed ..	..	..	..	Fair.
Nesdale No. 1	1	..	Dairying	..	..	..	Fair.
Nesdale No. 2	1	..	Dairying	..	..	..	Poor.
Neligan	1	..	Dairying	..	..	..	Fair.
Ngahape	6	..	Grazing	..	..	..	Good.
Ngarara	5	..	Dairying	..	..	..	Good.
Ohakea	4	13	Dairying	..	..	..	Poor.
Olver	1	..	Dairying	..	..	..	Fair.
Oroua	2	..	Dairying	..	..	..	Fair.
Oturoa	7	..	Dairying	..	..	..	Fair.
Osborne	5	..	Dairying	..	..	..	Fair.
Omapu	4	..	Dairying	..	..	..	Good.
Paparangi	26	10	Residential	..	..	..	Good.
Paramu	1	..	Grazing	..	..	..	Fair.
Olliver	2	..	Dairying	..	..	..	Good.
Perham	1	..	Dairying	..	..	..	Good.
Otahome	2	..	Grazing	..	..	..	Fair.
Poheke	2	..	Dairying	..	..	..	Good.
Pitt	5	..	Gardening	..	..	..	Good.
Pihautea	28	..	Dairying	..	..	..	Good.
Paa Creek	1	..	Dairying	..	..	..	Good.
Poroporo	16	2	Mixed ..	..	..	..	Good.
Pukenamu and Extension	8	..	Dairying	..	..	..	Fair.
Pukekoa	9	..	Dairying	..	..	..	Good.
Quillinan	1	..	Dairying	..	..	..	Good.
Putorino	13	..	Dairying	..	..	..	Fair.
Puketoi	10	..	Grazing	..	..	..	Very good.
Ruatangata	3	..	Dairying	..	..	..	Good.
Rnamaewa	3	..	Dairying	..	..	..	Poor.
Sandilands	1	..	Dairying	..	..	..	Fair.
Stanley	1	..	Dairying	..	..	..	Fair.
Saxon	1	..	Dairying	..	..	..	Fair.
Soland	1	..	Dairying	..	..	..	Fair.
Stokes	1	..	Dairying	..	..	..	Fair.
Tablelands and Hikiwera	14	3	Grazing	..	..	..	Good.
Tawaha	24	1	Mixed ..	..	..	..	Good.
Tapuae	2	..	Grazing	..	..	..	Good.
Tupurupuru	3	..	Grazing	..	..	..	Good.
Te Matua	8	7	Dairying	..	..	..	Fair.
Te Ore Ore	8	..	Dairying	..	..	..	Good.
Te Whiti	6	..	Dairying	..	..	..	Good.
Tiraumea	17	..	Grazing	..	..	..	Fair.
Tauherenikau	1	..	Mixed ..	..	..	..	Fair.
Tikotu	3	..	Dairying	..	..	..	Poor.
Taumaihi	3	..	Dairying	..	..	..	Fair.
Taikorea	6	..	Dairying	..	..	..	Fair.
Tuturumuri	13	..	Grazing	..	..	..	Fair.
Waddington	15	1	Gardening	..	..	..	Good.
Wahren	1	..	Dairying	..	..	..	Fair.
Waterson	2	..	Dairying	..	..	..	Fair.
Waihora	3	..	Mixed ..	..	..	..	Fair.
Westmere	9	..	Mixed ..	..	..	..	Good.
White	1	..	Dairying	..	..	..	Fair.
Wilford	121	75	Residential	..	..	..	Good.
Woulfe	1	..	Dairying	..	..	..	Good.
Wright	1	..	Dairying	..	..	..	Good.
Youle	1	..	Dairying	..	..	..	Fair.
Hardie	1	..	Dairying	..	..	..	Fair.
Johnson	1	..	Grazing	..	..	..	Poor.
Mangawhata	..	7	Dairying	..	..	..	Fair.
Totals.. ..	1,008	376					
Nelson.							
Blue Glen	1	..	Grazing	..	..	..	Poor.
Braeburn	20	2	Mixed farming	..	..	..	Good.
Glenrae	1	..	Mixed farming	..	..	..	Good.
Golden Downs	3	..	Mixed farming	..	..	..	Good.
Kohatu	3	..	Grazing	..	..	..	Fair.
Lake	5	..	Grazing	..	..	..	Fair.
Matakitaki	6	..	Grazing	..	..	..	Fair.
Maruia	8	..	Grazing and dairying	..	..	..	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, 1928—*continued.*

Name of Estate.	Lease-holds.	Free-holds.	Principal Purpose for which Holdings are utilized.	Remarks as to Present Position.
<i>Nelson—continued.</i>				
Palmer	1	..	Grazing and dairying	Fair.
Spittal	1	..	Dairying	Fair.
Tutaki	2	1	Grazing	Poor.
Walker	1	..	Dairying	Fair.
Wangapeka	13	3	Mixed	Good.
Homestead-site	1	..	Grazing	Good.
Totals	66	6		
<i>Marlborough.</i>				
Alberton	4	..	Agriculture and dairying	Fair.
Blind River	18	..	Sheep and agriculture	Very good.
Bonford	1	..	Agriculture	Poor.
Erina	14	2	Sheep	Fair.
Fernleigh	7	..	Dairying	Fair.
Flaxbourne	129	13	Agricultural and pastoral	Very good.
Goat Hills	3	..	Sheep	Fair.
Hillersden	53	7	Sheep	Good.
Hillersden Bush	3	..		
Linkwaterdale	6	..	Dairying and agriculture	Fair.
Lynton Downs	11	..	Sheep	Fair.
Moorlands	6	..	Agriculture	Fair.
Neville	1	1	Agriculture	Fair.
Northbank	10	..	Sheep	Good.
Omaka	14	..	Agriculture, sheep, and dairying	Good.
Puhipuhi	2	..	Sheep	Good.
Rainford	11	..	Dairying	Good.
Richmond Brook	12	..	Sheep	Excellent.
Starborough	163	24	Agricultural and pastoral	Excellent.
Waipapa	4	..	Sheep	Fair.
Warnock	2	..	Dairying	Fair.
Wither	18	3	Sheep	Good.
Totals	492	50		
<i>Westland.</i>				
Kokatahi	8	..	Dairying and grazing	Highly satisfactory.
Poerua	23	3	Dairying and grazing	Highly satisfactory.
Runanga	1	..	Residential.	
Totals	32	3		
<i>Canterbury.</i>				
Acton	3	..	Mixed farming	Very fair.
Albury	79	2	Sheep-farming and grain-growing	Well established.
Allenholme	9	..	Sheep-farming and grain-growing	Good.
Annan	42	5	Mixed farming and grazing	Well established.
Ashley Gorge	7	3	Dairy-farming and grazing	Well established.
Ashton	8	..	Mixed farming	Uncertain yet.
Ashwick	8	..	Sheep-farming and grain-growing	Good.
Avenel	16	..	Mixed farming	Very fair.
Avenel Extension	11	..	Mixed farming	Very fair.
Avonhead	16	..	Small-farming	Unsatisfactory.
Avonhead No. 2	18	..	Small-farming	Unsatisfactory.
Aylesbury	6	..	Mixed farming	Good.
Bankfield	9	..	Mixed farming and grain-growing	Uncertain yet.
Beach	10	..	Mixed farming	Uncertain yet.
Bourndale	7	..	Sheep-farming and grain-growing	Very fair.
Braco	5	9	Market-gardening	Well established.
Broadfields	6	..	Mixed grain-growing	Uncertain.
Brooksdale	14	..	Mixed farming	Fair, improving.
Bruce	4	..	Mixed farming	Uncertain yet.
Buckley	3	..	Mixed farming	Uncertain yet.
Buddo	10	5	Workers' dwellings	Fair.
Burkes Homestead	1	..	Homestead-site.	
Chamberlain	21	..	Sheep-farming and grain-growing	Well established.
Clandeboyne	10	..	Dairy-farming and grain-growing	Very fair.
Clandeboyne No. 2	6	..	Dairy-farming and grain-growing	Fair.
Claremont	11	..	Sheep-farming and grain-growing	Fair.
Clayton	6	..	Sheep-farming	Very good.
Coldstream	11	..	Mixed farming	Fair.
Cooper's Creek	1	..	Sheep-farming	Fair.
Copland	2	..	Sheep, dairy-farming, and grain-growing	Good.
Craigmore	10	..	Mixed farming	Uncertain yet.
Cricklewood	10	..	Mixed farming	Uncertain.
Culverden	59	12	Mixed farming and grazing	Good.
Douglas	35	..	Sheep-farming and grain-growing	Fair; improving.
Doyleston	7	..	Mixed farming	Uncertain yet.
Drayton	15	5	Agricultural	Improving.
Dromore	3	..	Mixed farming and grazing	Uncertain yet.

SUMMARY OF THE SETTLEMENTS ESTABLISHED UPON ESTATES ACQUIRED AND DEALT WITH UNDER THE PROVISIONS OF THE LAND FOR SETTLEMENTS ACT UP TO THE 31ST MARCH, 1928—*continued.*

Name of Estate.	Lease-holds.	Free-holds.	Principal Purpose for which Holdings are utilized.	Remarks as to Present Position.
<i>Canterbury—continued.</i>				
Eccleston	4	..	Sheep-farming and grain-growing	Well established.
Epworth	..	2		Now freehold.
Finlay Downs	5	..	Dairy-farming and grain-growing	Very good.
Four Peaks	8	..	Sheep-farming and grain-growing	Very good.
Fyvie	4	1	Mixed farming	Not satisfactory.
Glenmark	28	2	Mixed farming and grazing	Good.
Glentanner	..	..	Homestead-site	Fair.
Gorge Road	4	17	Workers' homes.	..
Grange	3	..	Dairying and grain-growing	Uncertain yet.
Hadlow	3	..	Mixed farming	Fair.
Hawthorne	9	..	Mixed farming	Fair.
Hei Hei	15	..	Poultry-farming, &c.	Uncertain yet.
Hekeao	10	7	Mixed farming	Well established.
Hewitt	1	..	Homestead-site.	..
Highbank	71	10	Mixed farming	Well established.
Hillboro	3	..	Sheep-farming and grain-growing	Good.
Homebrook	16	..	Mixed farming	Fair.
Homestead-sites	10	..	Mixed grain-growing	Uncertain yet.
Hornby	18	5	Agricultural and gardening	Fair.
Horsley Downs	8	22	Mixed farming	Well established.
Isleworth	18	..	Mixed grain-growing	Uncertain yet.
Jungle	2	..	Dairy-farming	Satisfactory.
Kaimahi	6	7	Dairy-farming	Satisfactory.
Kakahu	5	..	Workers' homes and gardening	Satisfactory.
Kapua	12	..	Mixed farming and grazing	Satisfactory.
Kapuatohē	6	8	Sheep-farming and dairying	Good.
Keith	..	1	Workers' homes and gardening	Satisfactory.
Kereta	4	..	Mixed farming	Satisfactory.
Kinloch	31	1	Dairying	Well established.
Kohika	17	..	Dairy-farming and grazing	Very good.
Kohika No. 2	4	..	Mixed farming	Well established.
Kowhatu	5	..	Mixed farming	Very good.
Ladbrooks	14	..	Mixed farming	Fair.
Lambrook	5	..	Dairying and mixed farming	Improving.
Lansdown	9	1	Sheep-farming and grain-growing	Good.
Lauriston	5	..	Mixed grain-growing	Uncertain yet.
Leeston	5	..	Agricultural	Well established.
Lees Valley	10	..	Sheep-farming	Considerably improved.
Lyndhurst	18	..	Mixed farming	Uncertain yet.
Lyndon	8	1	Mixed farming	Well established.
Lyndon No. 2	9	..	Mixed farming and grazing	Well established.
Macgregor	1	..	Mixed farming and grazing	Unsatisfactory.
Marawiti	12	1	Mixed farming and grazing	Well established.
Maytown	9	2	Sheep-farming and dairying	Good.
Mead	21	1	Mixed farming and grazing	Well established.
Meadows	14	..	Sheep-farming and grain-growing	Very fair.
Milford	4	..	Mixed farming	Uncertain yet.
Mills	21	..	Small-farming and dairying	Well established.
Morice	28	3	Dairying and grass-seed growing	Satisfactory.
Morten	16	1	Poultry, &c.	Uncertain yet.
Montford	9	..	Mixed farming and grazing	Improving.
Mount Nething	11	..	Sheep-farming and grain-growing	Very good.
New Park	7	..	Mixed farming	Uncertain yet.
Oakwood	5	..	Mixed farming and grain-growing	Uncertain.
Ohapi	6	..	Mixed farming	Good.
Omihi	..	..	Homestead-site.	..
Orakipaoa	26	1	Dairying, grain-growing, and gardening	Well established.
Otaio	9	..	Small farming and dairying	Well established.
Otarakaro	..	7	Market-gardening	Well established; satisfactory.
Papaka	9	..	Mixed gardening	Well established.
Pareora	28	..	Sheep-farming and dairying	Good.
Pareora No. 2	26	7	Sheep-farming and grain-growing	Well established.
Patoa	1	3	Grazing and small-farming	Satisfactory.
Pawaho	8	17	Market-gardening	Satisfactory.
Peaks	9	3	Mixed gardening	Satisfactory.
Puhuka	9	1	Workers' homes	Well established.
Punaroa	15	2	Dairying, sheep-farming, and grain-growing	Well established.
Raincliff	1	..	Sheep-farming and grain-growing	Well established.
Rakitairi	20	2	Sheep-farming and grain-growing	Well established.
Rapuwai	5	..	Sheep-farming and grain-growing	Well established.
Rautawiri	6	..	Sheep-farming and grain-growing	Well established.
Riverina	6	..	Mixed farming	Uncertain yet.
Roimata	8	21	Workers' homes	Satisfactory.
Rollesby	1	..		Uncertain.
Rosebrook	11	3	Small-farming and dairying	Good.
Rosewill	151	10	Sheep-farming and grain-growing	Well established.
Ruapuna No. 2	15	..	Mixed farming	Very good.
Scargill	9	..	Mixed farming and grazing	Moderate.
Seafeld	4	..	Mixed farming	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, 1928—*continued.*

Name of Estate.	Lease-holds.	Free-holds.	Principal Purpose for which Holdings are utilized.	Remarks as to Present Position.
<i>Canterbury—continued</i>				
Seaforth	6	..	Small-farming and dairying	Uncertain yet.
Sherwood Downs	26	..	Sheep-farming and grain-growing	Good.
Springwell	6	..	Mixed farming and grain-growing	Uncertain yet.
Stoke	7	..	Mixed farming	Good.
Strathmore	3	..	Mixed farming	Fair.
Studholme Junction	4	..	Small-farming and dairying	Good.
Takitu	5	..	Sheep-farming	Well established.
Tamai	11	29	Workers' homes	Satisfactory.
Tara	8	1	Sheep-farming and grain-growing	Very good.
Tarawahi	7	21	Workers' homes	Satisfactory.
Teschemaker	11	..	Sheep-farming and grain-growing	Very good.
Timaunga	16	..	Mixed farming	Fair, improving.
Timaunga Extension	7	..	Mixed farming	Good.
Tripp	26	..	Sheep-farming and grain-growing	Fair.
Valverde	10	..	Mixed farming	Fair.
Waiapi	11	4	Sheep farming and grain-growing	Well established.
Waikakahi	186	17	Sheep-farming and grain-growing	Well established.
Waimate	35	..	Sheep-farming, grain, and fruit growing	Good.
Wairere	7	..	Mixed farming	Fair.
Waitohi Peaks	12	..	Sheep-farming	Improving.
Wharenui	15	10	Workers' homes	Well established.
Winchester	10	..	Sheep-farming, grain-growing, and dairying	Fair.
Woodlau	7	..	Mixed farming and grazing	Uncertain yet.
Workers' homes	2	..		..
Total	1,891	293		
<i>Otago.</i>				
Airedale	12	1	Dairying and general farming	Good.
Ardgowan	67	3	Dairying and general farming	Good.
Armore	5	..	Mixed farming	Fair.
Aviemore	1	..	Grazing	Good.
Awamoa	1	1	Mixed farming	Good.
Barnego	20	4	Dairying and general farming	Good.
Bellamy	14	..	Grazing	Poor.
Cardrona	1	..	Grazing	Only fair.
Clareview	5	..	Dairying and general farming	Good.
Clifton	8	..	General farming	Fair.
Conical Hills	45	1	Grazing and general farming	Poor.
Crosshill	6	..	Mixed farming	Fair.
Croucher	1	..	Mixed farming	Good.
Dalmain	3	..	Grazing	Fair.
Duncan	3	4	Dairying	Poor.
Earnsclough	27	..	Fruitgrowing	Fair.
Elderslie No. 1	35	1	General farming	Good.
Elderslie No. 2	16	..	General farming	Very good.
Galloway	11	1	Fruit and homestead-sites	Very fair.
Gladbrook	46	3	Dairying	Fair.
Glenn	4	..	Mixed farming	Fair.
Greenfield	36	7	Mixed farming	Good.
Hilderthorpe	19	..	General and workers' homes	Fair.
Janefield	20	2	Dairying and fruitgrowing	Good.
Kauroo Hill	42	3	General farming	Good.
Kelso	3	..	Dairying	Good.
Kurow	11	3	General farming and dairying	Only fair.
Lakeview	1	..	General farming	Good.
Maerewhenua	77	1	General farming	Very good.
Makaraeo	33	..	General farming	Very fair.
Makaraeo Extension	3	..	General farming	Very fair.
Manuherikia	11	1	Grazing	Poor.
Maraeweka	8	..	General farming	Very fair.
Matakanui	3	..	General farming and grazing	Good.
Meadowbank	11	..	General farming and grazing	Very good.
Melville Park	6	..	Dairying and mixed farming	Poor.
Momona	8	6	Dairying	Very good.
Oakleigh	1	..	Mixed farming	Only fair.
Otanomomo	25	1	Dairying	Good.
Otekaieke	64	1	Mixed farming	Fair.
Plunket	18	1	Mixed farming	Good.
Pomahaka	26	2	Mixed farming	Very fair.
Poplar Grove	21	2	Dairying	Fair.
Pukeawa	14	2	Mixed farming	Good.
Pukenui	6	..	Mixed farming	Good.
Puketapu	6	5	Dairying	Good.
Rugged Ridges	1	..	Grazing	Very fair.
Steward	51	2	Mixed farming	Good.
St. Helens	3	..	General farming	Very fair.
Tahawai	7	1	Dairying	Good.
Taumata	9	..	Mixed farming	Good.
Teaneraki	23	..	Dairying	Very fair.

SUMMARY OF THE SETTLEMENTS ESTABLISHED UPON ESTATES ACQUIRED AND DEALT WITH UNDER THE PROVISIONS OF THE LAND FOR SETTLEMENTS ACT UP TO THE 31ST MARCH, 1928—*continued.*

Name of Estate.	Lease-holds.	Free-holds.	Principal Purpose for which Holdings are utilized.	Remarks as to Present Position.
<i>Otago—continued.</i>				
Te Puke	4	..	Mixed farming	Good.
Teviot	24	1	Grazing	Fair.
Tilverstowe	7	..	Mixed farming	Fair.
Tokarahi	79	2	Mixed farming	Good.
Tokoiti	4	..	Mixed farming	Good.
Totara	27	..	Mixed farming	Good.
Wairuna	11	..	Mixed farming	Fair.
Waitahuna No. 1 ..	1	1	Mixed farming	Fair.
Waitahuna No. 2 ..	6	1	Mixed farming	Poor.
Windsor Park No. 1 ..	37	2	Mixed farming	Very good.
Windsor Park No. 2 ..	10	..	Mixed farming	Very good.
Westcott	7	..	Mixed farming	Poor.
Totals.. ..	1,115	66		
<i>Southland.</i>				
Allenby	4	..	Dairying	Good.
Ardlussa	4	..	Pastoral	Poor.
Beaumont	8	2	Mixed farming	Poor.
Campbell	4	..	Mixed farming	Fair.
Crichton Park	4	2	Pastoral	Fair.
Edendale	101	52	Dairying	Very good.
Ermedale	9	2	Mixed farming	Fair.
Fortification Hill ..	6	..	Pastoral	Good.
Glenham	34	10	Mixed farming	Very good.
Knowsley Park	9	..	Pastoral	Poor.
Lambert	1	..	Dairying	Good.
Lamont	6	..	Dairying	Fair.
Maori Hill	17	2	Mixed farming	Good.
Merrivale	45	10	Mixed farming	Good.
Merrivale No. 1 ..	9	..	Mixed farming	Fair.
Merrivale No. 2 ..	7	..	Mixed farming	Fair.
Monte-Cristo	4	..	Dairying	Good.
Otahu	6	2	Mixed farming	Fair.
Ringway	4	3	Mixed farming	Fair.
Stalker	8	1	Dairying	Good.
Strathvale	9	..	Dairying	Good.
Teihoka	2	..	Mixed farming	Good.
Waiarikiki	7	..	Pastoral	Poor.
Waikiwi Town	37	19	Suburban building-sites	Good.
Totals.. ..	345	105		
Grand totals	7,096	2,033		

EXTRACTS FROM REPORTS OF COMMISSIONERS OF CROWN LANDS.

NORTH AUCKLAND.

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

No new settlements have been purchased under the Land for Settlements Act during the last year. Negotiations are proceeding for the purchase of a portion of the late Mr. Roderick Finlayson's estate at Rehia, comprising about 260 acres, with a view to subdividing and allotting to adjacent Crown lessees who require run-offs for their stock during the winter months.

Tangowahine Settlement, comprising 4,265 acres, is now being roaded, &c., and will be offered for selection as soon as possible.

AUCKLAND.

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

There have been no new estates acquired or opened for selection under the Land for Settlements Act during the year.

The area made available for application comprised an area of 3,086 acres, in twenty-one allotments, being chiefly sections which have reverted to the Crown by process of forfeiture. The area selected during the year was 3,918 acres, by sixteen selectors.

There are fifty-three settlements in the district, on which 887 leaseholders occupy 123,811 acres; while 710 settlers, occupying 126,671 acres, have acquired the freehold for cash or on deferred payments.

Most of the older settlements are now in a very sound position. The settlers in these settlements should all be making satisfactory progress, except perhaps in isolated cases where excessive goodwills were paid during the boom period.

With the more recent settlements the position is somewhat different, as the settlers were faced with difficulties which the earlier settlers did not have to contend with. These newer settlements are for the most part occupied by discharged soldiers, who, generally speaking, are now in a fair way to making good as a result of adjustments in capital value and other concessions which have been made, and, given another good season or two, quite a number of settlers whose chances of success at at one time appeared doubtful will have a reasonable chance of retrieving their position and ultimately making a success of their venture.

GISBORNE.

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

No new properties were purchased during the year. The old-established settlements continue to flourish, and most of the settlers are doing very well. Round about Gisborne the recent great reductions in taxation values have placed settlers on a sounder footing, and the very good season experienced locally has also helped to increase returns. The Te Wera Settlement has been successfully farmed by the Department pending felling of large areas of bush, road-construction, &c.

HAWKE'S BAY.

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

The settlements in this district, inclusive of estates acquired under the Discharged Soldiers Settlement Act, now number thirty-five.

During the year four estates were offered to the Department, but for various reasons were not acquired.

Favourable climatic conditions, heavy lambing percentage, increased weight in wool, and good prices for cattle, fat lambs, and wool have given the pastoralist one of the most satisfactory seasons possible. The dairy-farmer, and orchardist also (though in a lesser degree), have also experienced a remarkably good season.

The whole of the civilian settlements in this district have been established for a number of years, and all the settlers, with possibly a few exceptions, are now in a sound position.

TARANAKI.

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

Portions of Karu and Marco Settlements have been revalued this year, and substantial concessions arranged. The older dairying settlements are well established, but in many of the others there is a continual need for energy and pasture-management to control secondary growth and fern. The heavy rates on some of the settlements have been forcibly brought under notice this year through applications by County Councils for redress for non-payment of rates, but satisfactory arrangements have been made without any drastic action by the Land Board. In some cases the rates constitute a rent on the land, and it is impossible to ignore this matter in fixing present-day rentals. The ragwort nuisance on Croydon is still evident, and is a serious handicap to any one attempting dairying on some of the subdivisions. The land cannot be farmed with sheep to pay its way, and temporary remissions are necessary, while catch-crops are being utilized precedent to sowing down in permanent grasses.

Vacant areas on Piu and Tawhiwhi Settlements will again be offered in the near future, with rental-remission periods subject to improvements being carried out.

A total of 1,310 acres of settlement land has been offered this year, comprising seventeen selections, and 50 acres, comprising seven selections, have been taken up. No new areas have been acquired under the provisions of the Land for Settlements Act.

WELLINGTON.

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

There were no new estates purchased during the year under the Land for Settlements Act. The number of estates purchased under this Act in the Wellington District, including those acquired for the repatriation of discharged soldiers, is 130.

The settlers on the older settlements, on which, for the most part, sheep and cattle are carried, are now well established as successful farmers. The later-purchased estates were mainly acquired for returned soldiers, and these are in some cases not yet established successfully.

The last estate acquired was the Tupurupuru Estate, in 1926. This was part of the late Sir Walter Buchanan's property. The settlers on this settlement are sheep-farming, and go in for raising black-faced lambs. The success of the settlement is assured.

The revenue received from settlement lands by way of rents and other payments was £83,113, an increase of £2,803 over last year's receipts.

NELSON.

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

No new areas have been acquired during the past year.

Blue Glen Settlement.—Portion of this settlement has been taken over by the Forestry Department in connection with the Upper Motueka afforestation project.

Matakitaki and Tutaki Settlements.—These areas were reported on by the Deteriorated Lands Committee, and a proposal is now under consideration to make one holding of each settlement, as it is found that the country is more suitable for sheep-farming than dairying.

A number of other settlements in the Nelson District have been revalued under the Deteriorated Lands Act, 1925, and the concessions granted should enable the settlers to make a success of their holdings.

MARLBOROUGH.

(J. STEVENSON, Commissioner of Crown Lands.)

My report on settlement of Crown lands, so far as it treats of sheep, dairying, and agricultural farming, applies to lands acquired under the Land for Settlements Acts, and, conditions being favourable, our settlers have experienced a very satisfactory year. With a continuation of fair yields and reasonable prices for produce, the outlook is good.

In a few individual cases this hopeful aspect is not yet evident, but with well-directed energy and careful management even these, it is hoped, will be classed amongst the successful farmers.

WESTLAND.

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

No new estates were acquired for settlement during the year. Estates previously purchased and settled are well established, and the original settlers have mostly acquired a practical independence.

CANTERBURY.

(W. STEWART, Commissioner of Crown Lands.)

Several properties that were on offer have been inspected during the year, but the prices prevented any of the offers being accepted. In most cases a considerable amount would have been required for new homesteads if the areas had been acquired for subdivision, and the increased return through subdivision would not have been sufficient to meet this extra charge for new buildings.

Some of the settlements purchased just before the war were developed during the period of high costs for building and fencing; and, added to this, settlers on agricultural land have been faced with high overhead costs, and so have had a hard struggle to keep going. The Act of last year gives these a chance to have their position reviewed, and should save many from being compelled to abandon their holdings. This applies more particularly to the foothill settlements, where the eternal war against twitch is rendered more difficult owing to the more plentiful rainfall and less certain seasons.

The pastoral settlements have had a good year, and are now in that position that they need little supervision, as the settlers' interests in their holdings are now often of as much value as the Crown's interest.

Some of the sections were cut too small, so that they are capable of providing just a bare existence, and, where applications have been lodged, there have been cases where amalgamation of holdings has been allowed in order to provide a better standard of living for the remaining occupants.

OTAGO.

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

The most important transaction under the Land for Settlements Act during the year was the disposal of the unselected portion (2,236 acres) of the Clifton Settlement—the portion that had been farmed by the Department for a number of years. The area was divided into three holdings, each of which was sufficiently large to afford a reasonable living under present-day conditions to a competent farmer. The farms were offered by public auction, with the result that the total sum realized exceeded the upset or reserve price by £2,345. It is satisfactory to know that the whole of the settlement has now been disposed of on terms and conditions which should ensure successful settlement. Manuhierikia Settlement, in Central Otago, between Alexandra and Clyde, was also disposed of during the year. This settlement comprises an irrigation block of 1,756 acres, divided into thirteen sections the areas of which range from 23 acres to 290 acres. Most of the successful applicants were holders of small areas situated within working-distance of the settlement. The revenue for the year showed an increase of £2,841 over last year's figures, while the arrears of rent were less by £2,334. No new estates were purchased during the year.

SOUTHLAND.

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

Only an area of 93 acres was purchased under the Land for Settlements Act during the year, and this was required as an addition to a holding held under the Discharged Soldiers Settlement Act.

Several sections in some of the older settlements which have fallen back on the hands of the Department have been reselected during the past year. Certain of the settlements which have been in existence for many years are not making much progress. Some of the sections in these settlements are held under lease-in-perpetuity tenure, and the lessees are now making inquiries with a view of applying for a revaluation under the Land Laws Amendment Act, 1927. These instances make the question of the subdivision of estates at the present day one for very careful handling. The settlements in this district which have done well are those on really first-class land, which by intense farming produce sufficient to meet the many extra charges put on the land by subdivision.

APPENDIX III.—LAND DRAINAGE OPERATIONS.

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

During the year our main operations have necessarily been confined to the major land-drainage schemes, and separate reports, as laid down by statute, have been made on Hauraki Plains, Rangitaiki Plains, and Kaitaia, Hikurangi, Waihi, and Poukawa drainage areas.

Various inspections and reports on general drainage matters have been made covering both the North and South Islands, the principal being Mangapu, Jed River, Gordon Park, L River, Mangawara River, Streamlands, Mangawhero, and Orewa.

Work carried out by local bodies under grants and subsidies have been inspected and supervised, a total expenditure of £5,427 18s. 9d. having been certified for payment.

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

Reporoa Settlement.—The maintenance of drains has been carried out only where absolutely necessary some 100 chains of drain having been cleaned and the Waiotapu Stream dragged for a distance of three miles. No finality has been reached regarding the settlers taking over the maintenance of the drains by forming a drainage district under the Land Drainage Act.

Orongo Settlement.—All the main outlet drains, totalling 9 miles 49 chains, were cleaned out, and low portions of stop-bank raised and strengthened where necessary. A new concrete flood-gate was also constructed at the Ferry outlet.

Tangowahine Settlement.—A day-labour gang has been engaged in deepening and cleaning drains and strengthening stop-banks, some five and a half miles having been operated upon. The flood-gates also received attention to keep them clear of driftwood. The balance of the work that the Department has to construct was in hand at end of the period under review.

Motutangi Block.—The outlet drain from the sandhills to the recently selected sections on this area was constructed at the close of the year. From this point onwards the selectors are to carry out the work, and should have ample fall for drainage of their holdings, as the drain was completed to a depth of 5½ ft. at the first selected section. It may be necessary at some future date to timber the cut in the sandhills, and an allowance was made for this in drawing up the estimates for the working in this area.

Waitakaruru North Block.—A report on the draining of this area, of approximately 4,500 acres of low-lying lands similar to the Hauraki Plains area, was prepared and supplied to the settlers interested. This is an area that would be largely benefited by formation of a Drainage Board.

Koremoa Settlement.—An engineering survey was made for stop-banking some of the soldier settlers' frontages to the Wairoa River. A scheme of stop-banking and drainage was prepared, involving 100 chains of banks and drains and five flood-gates, and it is anticipated this work will be placed in hand at an early date.

Orewa Beach Township.—The drainage of surface water from this area of sand dune formation was investigated, necessitating some 250 chains of traverse, 280 chains of levels, 80 chains cutting, and twenty-five cross-sections. Schemes of drainage were prepared.

Omehu Settlement.—One flood-gate was constructed at the southern end of this Settlement and in conjunction with the recently constructed banks will help to improve the draining of the low-lying portion of the area.

Waitoa River.—A hydrographic survey of that portion of the river immediately to the south of Whakahoro drain was carried out. A report is now being prepared for submission to the local bodies interested.

Kairara Stream Diversion.—An engineering survey for a scheme of flood-alleviation for the flat lands in this locality was made. This entails a diversion of the Kairara Stream for some 90 chains. A contract was recently let for this work.

The following schedule shows in a summarized form the principal operations carried out on the various works:—

	Miles.	ch.			Number.
Cleaning drains	345	47	Flood-gates built		18
Widening and deepening drains ..	54	12	Pile bridges erected		3
Constructing new drains	6	49	Sill bridges erected		19
Dredge cuts	4	50			
Formation new roads	7	17			Cub. yd.
Roads disked and graded	8	20	Metal used for roads		489
Peat roads ballasted with clay ..	1	40	Clay used for roads		2,820
Metalling roads	0	24	Spoil excavated by floating and		
Raising and strengthening stop-banks	8	61	dry-land excavators	1,355,214	
Repairing stop-banks	10	0	Rock excavated	24,536	
Clearing streams	3	0	Stiff clay and rubble excavated ..	13,271	
Levels taken	202	0			
Traverses run	32	10			

Office.—The expenditure passed through the books totalled £134,370 16s. 6d., of which amount £37,344 13s. 9d. was paid from Thames and Whakatane Imprest Accounts, and £40,423 14s. 4d. through the Auckland branch of the Treasury. Some 162 piecework contracts were let, and 2,752 vouchers

prepared and passed for payment. Miscellaneous revenue totalling £7,289 10s. 2d. was collected, of which amount Patetonga tram freights accounted for £605 7s. 9d. Inward correspondence totalled 3,789; outward, 9,233.

Collection of Rates.—Some 2,077 assessments were made, and the amount of drainage rates struck totalled £19,317 7s. 5d. Rates collected totalled £14,279 19s. 8d., of which £7,071 6s. 7d. was credited to Hauraki Plains and £7,133 0s. 6d. to Rangitaiki.

Draughting Staff.—The staff has been occupied in preparation of survey data, plans to accompany engineering reports, general draughting-work, and other matters pertaining to the special nature of our operations.

Some 3,017 photo-stat prints were made during the year.

On account of having reached the age-limit, Mr. W. J. C. Slane, senior draughtsman, retired on superannuation at the 31st March, having served nine years in this branch. His mathematical and engineering knowledge, gained in the Indian Civil Service and New Zealand Public Works Department, proved of great assistance, and his services will be missed.

APPENDIX IV.—HUTT VALLEY SETTLEMENT.

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

RESIDENTIAL, SHOPPING, AND INDUSTRIAL SITES.

Steady progress has been made with the sales of residential sections within the area, and the prices of same must be regarded as quite satisfactory. Over 700 of these sections have been sold to date, and at least 400 houses have been erected, including many fine residences. Auction sales are being arranged from time to time, and, while the demand for sections may not be quite as keen as it was twelve months ago, the sales must be regarded as satisfactory. The residential sections sold to date have realized £175,900.

Roading, drainage, &c., is now practically completed, and the cost of this work, expended and authorized, amounts to approximately £171,000.

Two school-sites have been sold, and the sale of two more is nearing completion. One school has already been erected and open for some little time. The attendance at this school from the day of opening was such that an extension of premises was an immediate necessity.

Five church-sites have been disposed of to various denominations, and churches are now being erected on some of the sites.

An area of about 70 acres has been disposed of to the Railway Department as a site for the Railway workshops, and, as these shops will, I understand, employ some 860 men, the commencing of operations at the shops should have an effect upon future sales. The Railway Department have already earmarked a number of sections which are required by employees, but as the sale has not actually been completed these are not taken into account in the figures quoted.

A number of inquiries have been received for sites within the industrial area, and, in addition to those sold last year, the sale of one block lying to the east of the Hutt Park has been completed at the satisfactory price of £11,500. Options have been granted over two areas adjacent to this lot, and it is hoped that the sale will be finalized early in the coming year. The industrial line has not yet been commenced, but arrangements have been made with the Railway authorities to have the work put in hand immediately it is required.

Negotiations have been entered into with the Wellington Harbour Board for the erection of a wharf at Point Howard in order to give wharfage accommodation for the benefit of industries commencing in the locality. It is considered that the conditions under which the Harbour Board are prepared to erect the wharf should prove quite satisfactory.

As the new town-planning legislation prevents the establishment of shops except in specified areas, it was found necessary to set aside areas for the erection of shops and businesses. One area selected lies immediately opposite the eastern exit of the Woburn Station. The area has been subdivided, giving due consideration to the ideas of modern town-planning, and it is hoped to arrange a sale early in May. Judging by the number of inquiries, there should be a keen demand for these sections.

The purchase price of the areas sold to date amounts to £286,510. The sections offered and unsold at date number 130, and the reserve price is £35,860. The area still to be offered should realize in the vicinity of £200,000.

Difficulties were met with owing to the area being considerably intersected by private freeholds, and as the scheme progressed it was often found necessary to negotiate with the private owners for the purchase of additional areas in order that not only should the comprehensive roading scheme be satisfactorily carried out, but that the Department should get the full benefit of any betterment created by its operations. In most cases the Department has been met quite reasonably by the private owners, and as a result there has been a considerable saving in expenditure and it is anticipated that there will be quite a satisfactory result from sales of areas acquired in this manner.

Thanks are particularly due to the Chief Surveyor, Mr. F. H. Waters, whose assistance and co-operation in every detail of the scheme has been invaluable.

DETERIORATED LANDS ACCOUNT.

RECEIPTS AND PAYMENTS ACCOUNT FOR PERIOD ENDED 31ST MARCH, 1928.

<i>Receipts.</i>			<i>Payments.</i>		
	£	s. d.		£	s. d.
To Balance in Public Account at 1st April, 1927	4,721	14 0	By Expenditure under section 12 (4) (d), Deteriorated Lands Act, 1925	5,856	19 7
Credits in reduction of expenditure under section 12 (4) (d), Deteriorated Lands Act, 1925	10,401	0 0	Advances under section 11, Deteriorated Lands Act, 1925	3,968	13 0
Repayment of advances	36	13 11	Public Revenues Act, 1926, section 40—		
Interest on advances	16	19 2	Interest paid on temporary transfers from other accounts	78	18 2
Interest on investments	141	13 6	Temporary transfers from other accounts repaid	8,000	0 0
Public Revenues Act, 1926, section 40—Temporary transfers from other accounts	8,000	0 0	Balance—Cash in Public Account	15,413	9 10
Debentures issued	10,000	0 0			
	£33,318	0 7		£33,318	0 7

REVENUE ACCOUNT FOR PERIOD ENDED 31ST MARCH, 1928.

<i>Dr.</i>			<i>Cr.</i>		
	£	s. d.		£	s. d.
To Interest on temporary transfers	78	18 2	By Accrued interest	143	5 0
Interest on loans	545	19 5	Interest on investments	141	13 6
	£624	17 7	Balance carried forward	339	19 1
				£624	17 7
To Balance brought forward from previous year	7,745	0 0	By Adjustment on account of previous year	7,447	9 3
Balance brought down	339	19 1	Balance carried forward	637	9 10
	£8,084	19 1		£8,084	19 1

BALANCE-SHEET AS AT 31ST MARCH, 1928.

<i>Liabilities.</i>			<i>Assets.</i>		
	£	s. d.		£	s. d.
Loan Account	22,000	0 0	Advances on mortgages—Advances under section 11 of the Deteriorated Lands Act, 1925	4,071	1 0
Sundry creditors for—			Sundry debtors for—		
Interest accrued on loans	304	0 0	Interest on advances	127	3 4
Consolidated Fund, for interest paid on debentures	540	7 8	Administration expenses—Amount to be recouped from Consolidated Fund	2,487	14 1
Miscellaneous	33	16 6	Miscellaneous	141	6 1
	878	4 2		2,756	3 6
			Revenue Account—Balance carried forward	637	9 10
			Cash in Public Account	15,413	9 10
	£22,878	4 2		£22,878	4 2

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

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

Table 1.— RETURN SHOWING (APPROXIMATELY) POSITION OF LANDS IN THE DOMINION AT 31ST MARCH, 1928.

District.	Total Area sold or granted and held on Freehold.	Total Area reserved for Public Purposes.	Total Area of Crown Lands leased under all Tenures (exclusive of Reserves leased by Crown).	Total Area of Crown Lands available for future Disposal.	Total Area of Native Land.	Land unfit for Settlement (including Area occupied by Rivers, Lakes, Roads, &c.).	Total Area in Land District.
	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.
North Auckland	2,485,400	446,699	448,492	280,855	599,326	217,428	4,478,200
Auckland	2,543,528	1,004,173	922,709	1,478,554	1,660,060	611,549	8,220,573
Gisborne	1,127,752	428,197	511,479	129,793	1,068,465	253,805	3,519,491
Hawke's Bay	1,539,511	200,682	590,595	106,441	394,672	82,420	2,914,321
Taranaki	1,122,600	339,917	579,627	115,833	177,250	69,204	2,404,431
Wellington*	3,543,369	1,021,086	790,919	127,576	1,335,409	232,710	7,051,069
Nelson	639,352	2,336,195	856,340	227,152	30,051	625,910	4,715,000
Marlborough	786,089	354,219	1,512,904	12,923		101,865	2,768,000
Westland	160,173	2,025,475	835,974	372,472		469,284	3,863,378
Canterbury	3,569,527	1,409,807	3,989,521	26,236		483,839	9,478,430
Otago	1,989,157	951,827	5,439,270	61,970		651,898	9,094,122
Southland	1,843,905	4,245,303	1,536,355	173,087		84,597	7,883,247
Totals	21,350,363	14,763,080	18,014,185	3,112,892	5,265,233	3,884,509	66,390,262

* Includes Chatham Islands.

Table 2.—LANDS SELECTED DURING THE YEAR ENDED 31ST MARCH, 1928.

Land District.	Cash.		Deferred Payment.		Renewable Lease.		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.
	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.
North Auckland	26	463	69	5,605	59	8,721	..	..	..	..	..	3,890	..	..	54	2,575	16	380	224	17,743
Auckland	39	1,185	47	5,006	26	8,632	..	..	..	..	9	3,890	4	71	219	23,990	2	74	346	42,848
Gisborne	9	28	12	807	6	3,643	..	..	..	..	..	..	..	..	24	13,066	..	..	51	17,544
Hawke's Bay	10	324	5	45	6	3,939	1	1,083	1	5,532	..	..	..	..	24	1,052	4	2	51	11,977
Taranaki	16	1,179	30	2,171	34	13,015	..	..	..	..	..	..	..	..	42	18,094	9	1,006	131	35,465
Wellington	21	159	239	430	41	8,296	..	..	..	..	..	..	..	..	45	3,913	17	5,295	363	18,093
Nelson	5	35	1	2,301	21	16,234	..	..	..	..	4	718	..	..	51	40,028	21	16	103	59,332
Marlborough	8	11	1	923	3	978	..	..	..	..	..	..	..	..	11	869	..	..	23	1,806
Westland	8	37	10	3	30	978	..	..	..	..	15	2,602	3	1	136	10,883	7	2,705	209	17,209
Canterbury	3	12	3	19	32	9,509	1	13,031	4	134,250	..	..	..	..	53	1,430	2	324	98	158,575
Otago	59	262	6	2,562	72	14,160	..	..	1	35,450	..	..	5	102	92	4,439	10	211	245	57,186
Southland	8	28	2	160	6	1,363	..	..	2	17,544	..	..	1	37	38	3,262	12	419	69	22,813
Totals	212	3,722	425	19,112	336	89,413	2	14,114	8	192,776	28	7,210	13	211	789	123,601	100	10,432	1,913	460,591

Table 3.—LANDS HELD ON LEASE AT 31ST MARCH, 1928.

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.
	Acres.		Acres.		Acres.		Acres.		Acres.		Acres.		Acres.		Acres.		Acres.		Acres.		Acres.		Acres.	
North Auckland	286	14,044	431	69,067	752	137,358	885	148,610	..	..	553	1	..	..	2	71	8	334	468	94,694	730	42,780	3,563	507,511
Auckland	1,354	117,933	399	114,554	1,164	225,873	1,000	287,721	13	59,287	8,755	1	163	46,825	157	3,783	..	..	1,069*	59,063*	163	52,400	5,483	976,196
Gisborne	46	20,501	93	41,275	250	112,276	147	99,424	70	199,382	186	..	..	..	..	..	..	..	143	29,441	68	39,396	818	541,881
Hawke's Bay	91	36,830	413	111,815	503	190,521	181	53,812	23	46,466	93,978	14	..	..	..	..	..	..	129	37,832	189	51,717	1,543	642,971
Taranaki	92	10,541	639	167,517	362	111,269	479	205,179	4	3,582	..	..	..	..	..	..	..	..	277	35,196	593	48,737	2,447	582,349
Wellington	911	52,346	1,060	145,757	1,138	174,735	495	192,153	22	29,721	88,988	14	..	..	..	..	2	476	484	16,399	520	103,219	4,646	803,794
Nelson	60	17,999	381	124,970	582	246,624	107	40,807	16	18,640	235,209	6	214	40,611	18	677	1	104	447	116,590	136	7,241	1,968	849,472
Marlborough	44	16,563	551	180,689	290	148,884	84	25,446	110	283,049	848,045	46	..	..	2	200	7	52	243	14,886	42	1,413	1,419	1,519,227
Westland	45	4,159	355	42,018	583	74,616	25	5,523	..	..	923,972	54	57,888	128	915	1	50	1,000	239,880	119	16,355	2,607	1,365,376	
Canterbury	99	23,314	1,461	252,048	900	362,471	14	2,312	148	473,470	2,809,772	123	..	..	..	63	1,884	928	230,786	235	70,971	3,971	4,227,028	
Otago	78	40,342	1,311	279,692	949	256,689	176	27,223	412	1,522,682	3,267,202	305	..	..	341	11,602	70	3,854	1,452†	442	46,305	5,536	5,642,681	
Southland	105	9,503	545	93,031	372	72,986	225	38,226	20	64,989	1,279,468	71	..	..	47	1,301	20	1,793	429	63,920	792	338,940	2,626	1,964,157
Totals	3,211	364,075	7,639	1,622,433	7,845	2,114,302	3,818	1,126,436	838	2,701,268	9,556,128	674	145,324	695	18,549	173	8,875	7,069	1,145,779	4,029	819,474	36,627	19,622,643	

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

* Includes Thermal Springs District leases.

† Includes agricultural leases.

Table 4.—LANDS DISPOSED OF UNDER THE LAND FOR SETTLEMENTS ACTS TO THE 31ST MARCH, 1928.

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, 1928.
				Number of Purchasers.	Area.	Price realized.	Number of Selectors.	Area.	Annual Rental.		
	Acres.	Acres.	Acres.		Acres.	£		Acres.	£	£	£
North Auckland	42,416	889	5,908	217	2,329	31,231	280	33,290	10,929	5,964	151,243
Auckland ..	354,361	77,982	25,897	710	126,671	296,048	887	123,811	33,158	40,928	878,957
Gisborne ..	86,170	379	9,968	45	6,228	51,195	220	69,595	24,727	22,954	218,140
Hawke's Bay ..	227,386	2,430	14	113	20,101	123,234	615	204,841	72,655	67,526	663,705
Taranaki ..	28,235	256	1,035	49	1,490	35,404	145	25,454	14,378	10,229	186,971
Wellington ..	146,517	1,105	1,193	376	12,443	119,537	1,008	131,776	71,638	83,113	986,720
Nelson ..	68,188	929	7,516	6	1,634	2,953	66	58,109	3,847	1,341	54,851
Marlborough ..	235,867	2,643	2,175	50	9,150	37,099	492	221,899	36,690	36,188	714,324
Westland ..	5,126	77	..	3	396	218	32	4,653	537	470	14,225
Canterbury ..	605,706	4,255	2,080	293	17,725	137,758	1,891	581,646	162,153	156,629	3,117,160
Otago ..	297,919	3,732	546	66	7,473	36,599	1,115	286,168	77,197	76,266	1,437,976
Southland ..	97,200	1,049	2,592	105	14,856	59,353	345	78,703	17,651	18,364	413,580
Totals ..	2,195,091	95,726	58,924	2,033	220,496	930,629	7,096	1,819,945	525,560	519,972	8,837,852

Table 5.—ENDOWMENT LANDS ADMINISTERED BY LAND BOARDS AND LEASED AT 31ST MARCH, 1928.

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	389	78,023	5,981	730	42,780	8,494	13	1,872	41	1,132	122,675	14,516
Auckland ..	578	174,723	7,478	163	52,400	3,606	5	1,678	43	746	228,801	11,127
Gisborne ..	69	147,959	8,119	68	39,396	8,374	1	..	4	138	187,356	16,497
Hawke's Bay ..	54	65,020	4,946	189	51,717	8,796	..	..	..	243	116,737	13,742
Taranaki ..	162	65,122	4,548	593	48,737	11,100	19	9,724	1,234	774	123,583	16,882
Wellington ..	113	58,150	4,152	520	103,219	29,531	52	16,711	1,482	685	178,080	35,165
Nelson ..	706	262,118	4,582	136	7,241	729	444	15,518	1,459	1,286	284,877	6,770
Marlborough ..	210	542,655	6,758	42	1,413	571	..	..	..	252	544,068	7,329
Westland ..	1,088	341,192	3,970	119	16,355	729	3	146	8	1,210	357,693	4,707
Canterbury ..	160	1,681,696	41,479	235	70,971	30,957	172	16,932	1,835	567	1,769,599	74,271
Otago ..	770	2,515,696	37,978	442	46,305	6,436	67	176,786	7,745	1,279	2,738,787	52,159
Southland ..	232	765,975	7,260	792	338,940	20,991	17	114,331	2,516	1,041	1,219,246	30,767
Totals ..	4,531	6,698,329	137,251	4,029	819,474	130,314	793	353,699	16,367	9,353	7,871,502	283,932

Table 6.—TOTAL RECEIPTS, ARREARS, AND POSTPONEMENTS OF RENT AT 31ST MARCH, 1928.

Land District.	Ordinary Crown Lands.	Land for Settlements.	Hutt Valley.	Cheviot Estate.	National Endowment Lands.	Education Endowment Lands.	Other Endowment Lands.	Miscellaneous.	Total Receipts.	Total Arrears.	Total Postponements.
	£	£	£	£	£	£	£	£	£	£	£
North Auckland	28,043	5,964	..	..	4,207	7,991	47	1,266	47,518	15,401	5,336
Auckland ..	62,902	40,928	..	..	7,506	3,358	304	2,826	117,824	37,497	14,934
Gisborne ..	27,517	30,135	..	..	12,733	9,013	4	304	79,706	8,824	11,001
Hawke's Bay ..	58,897	67,526	..	..	4,468	9,217	..	89	140,197	12,442	29,863
Taranaki ..	16,917	10,229	..	..	1,533	10,651	1,260	10,249	50,839	21,113	2,879
Wellington ..	39,338	84,052	64,383	..	4,138	28,859	1,959	9,751	232,480	58,112	26,978
Nelson ..	6,553	1,341	..	..	2,887	666	1,459	97	13,003	6,641	1,009
Marlborough ..	11,090	36,261	..	..	9,417	570	..	401	57,739	3,173	6,010
Westland ..	5,789	470	..	..	5,632	541	5	785	13,222	1,929	156
Canterbury ..	32,083	156,629	..	17,748	40,160	32,042	1,841	771	281,274	25,510	37,514
Otago ..	41,042	76,266	..	..	42,197	6,472	6,882	1,057	173,916	4,219	7,985
Southland ..	13,811	18,364	..	..	7,243	22,044	2,536	105	64,103	3,058	3,927
Totals ..	343,982	528,165	64,383	17,748	142,121	131,424	16,297	27,701	1,271,821	197,919	147,592

Approximate Cost of Paper.—Preparation, not given; printing (750 copies), £51 10s.

By Authority: W. A. G. SKINNER, Government Printer, Wellington.—1928.

Price 1s. 6d.]