

EXTRACT FROM LANDS FILE 1946/13

Reports made July, 1916.

Doc 609  
"Mrs. Pitt (whose husband is at the front) and her son supplied the following particulars, viz. have held this property since 1912; have sold about £100 worth of produce altogether including vegetables and potatoes. No sale of fruit was mentioned. The capital expenditure on the property to date is £1,000, area of orchard about 8 acres." (Price reduced from £5.16.0 to 20s. per acre).

Doc 379  
"Bullen's orchard comprises about 10 acres from which no sales of produce have been made so far as we could gather. We were unable to obtain any detailed particulars respecting the expenditure or returns from this orchard, the owner being absent at the fields. Therefore it is obvious that no disparaging remarks were made concerning it" (Price reduced from £1.11.0 to 12s.).

Doc 510  
"Simmons has held his property 5 years, has sold about £90 worth of cream per annum for the past 2 years; he stated that most of the other produce was used for his domestic requirements and the feeding of his stock. His cleared land comprises 25 acres, 15 acres of which is under orchard; the capital expenditure on his property to date being £1,500. No sale of fruit was mentioned" (Price reduced from £1.1.0 to 10s.)

Doc 511  
"Bourke has held his property 5½ years; has sold £210 worth of potatoes and 6 cases of fruit, the remainder being destroyed by birds, very little else; his cleared land comprises about 20 acres, 12 acres being under orchard. Mr. Bourke informed us that the capital expenditure on his property to date is as follows:- £225 from Agricultural Bank, £400 of his own funds, 5 years' labour, which he considers equivalent to £750, making a total of £1397, or £75 per acre on the improved portion of his property". (Price reduced from £5.5.0 to 17s.6d).

"The orchards of Messrs. Pitt, Bullen, Simmons and Bourke comprise some of the most promising in point of growth and have done as well as may be expected, having regard to the quality of the soil in the respective cases, but it is open to question whether the results achieved justify the expenditure incurred. We are aware, and regret, that Mr. Bourke's ill health is attributable to strenuous work, and possibly to the painful disappointment he has experienced as the result of his efforts in establishing a profitless orchard."

"We found the settlers were generally dissatisfied with their prospects, many of them having permanently left the district, notably Messrs. Edwards, Lowrie, Roberts, Thorn, Salmon, Blythe and Harvey, all of whom abandoned orchards, while others were compelled to seek employment elsewhere to enable them to live, and, again, others were reluctantly contemplating the same course of action."

The prices of these blocks have been reduced as follows  
Edwards - £4.7.0 to 20s. Lowrie - £1.16.0 to 15s. Roberts - £5.7.0 to 15s. Thorn - £1.7.6 to 12s. Salmon - £2.5.0 to 15s. Blythe - £2.3.0 to 15s. Harvey - £5.15.0 to 38s. Love - £1.6.6 to 6s.