

ANNUAL REPORT
OF THE
DIRECTOR OF LAND DEVELOPMENT
FOR THE YEAR

1958.

C O N T E N T S

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INTRODUCTION

1. In July, 1954, a separate Department of Land Settlement (redesignated Land Development Department with effect from 1st January, 1959) was established. This new Department assumed responsibility for the management of Land Settlements at Anna Regina, Essequibo, formerly administered by the Department of Agriculture, and at Cane Grove/La Bonne Mere, East Coast Demerara, Vergenoegen, East Bank Essequibo, and Government Estates (Windsor Forest, La Jalousie and Hague), West Demerara, formerly administered by the Department of Local Government.

ADMINISTRATION

Functions

2.1 The Department which is administered by a Director of Land Development, assisted by a Deputy Director, is responsible for the operation of the various development schemes, for advice as to suitable areas for development and occupation by selected peasant farmers and for the co-ordination of proposals for such development in close consultation with the Departments of Agriculture and Drainage and Irrigation regarding the suitability and utilisation of the areas for the economic production of crops, size of holdings and such drainage and irrigation works as are required to be undertaken.

2.2 An important aim is to make more cultivable land available to small farmers and to encourage the production of suitable crops in order to increase the total production per head of the population. Certain major land reclamation and water control schemes in progress in Essequibo, Berbice and West Demerara, are intended to meet the need for more land, but it is also hoped to obtain quick results by improving and bringing into use a number of areas of Crown Land which are not being beneficially used in the rear of existing schemes and suitable land on the river banks.

Staff

3. At the 31st December, the staff of the Department, including the administrative staff of the various schemes, was as follows:-

Director of Land Settlement	-	Mr. W.A. Macnie, C.M.G., O.B.E.
Deputy Director of Land Settlement	-	Mr. A.D. Thompson.
Senior Superintendent, Land Settlement Schemes	-	Mr. J.E. Mc Watt.
Mechanical Engineer	-	Mr. E. White.
Administrative Officer	-	Mr. L.P. Harewood.
Chief Clerk	-	Mr. W.P. Patoir.
Accountant	-	Mr. F.O. Emery.
Senior Accounting Officer	-	Mr. S.S.M.E. Insanally.
Secretary	-	Miss J. Debidin.

/ 4 Class 1 Clerks

- 4 Class 1 Clerks
- 4 Class 11 Clerks
- 1 Senior Clerical Assistant
- 3 Clerical Assistants (Women)
- 7 Superintendents, Land Settlement Schemes
- Mr. D.A. Fife
 - Mr. R.L. Chapman
 - Mr. J.I. Brodie
 - Mr. N.G. Ouckama
 - Mr. C.A. Persaud
 - Mr. J.A. Stone
 - Mr. T.I. Douglas
- 5 Assistant Superintendents, Land Settlement Schemes
- Mr. J.R. Erowman
 - Mr. J.A. Frassington
 - Mr. L.P. Alleyne
 - Mr. J.P. Cheong
 - (One Vacant).

Staff Co-ordination

4. The Schemes under the control of the Department are scattered over the coastlands of the Colony. Superintendents are stationed on the following Schemes:-

- Anna Regina, Essequibo Coast.
- Cane Grove/La Bonne Mere, East Coast Demerara.
- Vergenoegen, East Bank Essequibo.
- Government Estates, West Demerara.
- Onverwagt, West Coast Berbice.
- Mara, East Bank Berbice.
- Garden of Eden, East Bank Demerara.

The Charity/Amazon Scheme on the right bank of the Pomeroon River operates directly under a Supervisor who is responsible to the Superintendent in charge of the Scheme at Anna Regina.

5. These officers supervise the general running of the Schemes and are responsible for the execution of maintenance and development works, expenditure and collection of revenue. The Schemes are provided with the necessary staff for normal operation.

6. Technical advice on drainage and irrigation, agriculture, housing and public health procedures on all Schemes is obtained at present from the appropriate Government Departments with which there is close collaboration.

7. Settlers' Committees have been formed on all Schemes to discuss the problems of the settlers, to promote good public relations and to serve as liaison between the officers in charge of the Schemes and the settlers.

LAND DEVELOPMENT SCHEMES

8. The Department at the end of 1958 controlled the following Schemes:-

<u>Existing Schemes</u>	<u>Acreages</u>
Anna Regina, Essequibo Coast	9,541
Cane Grove/La Bonne Mere, East Coast Demerara	7,233
Vergenoegen, East Bank Essequibo	3,595
Government Estates, West Demerara (Windsor Forest, La Jalousie and Hague)	3,846
Charity/Amazon, Pomeroon River	<u>170.5</u>
	24,385.5
<u>New Schemes</u>	
Onverwagt, West Coast Berbice	6,000
Mara, East Bank Berbice	3,935 (Approx.)
Garden of Eden, East Bank Demerara	<u>1,200</u>
	<u>35,259.5</u>

Anna Regina Land Development Scheme

9.1 This Scheme comprises Plantations Reliance, Bush Lot, Henrietta, Richmond, La Belle Alliance and Lima on the Essequibo Coast, and embraces an area of 9,541 acres. The acreages allocated for agriculture and other purposes are as detailed in Appendix I.

9.2 There are 541 families on this Scheme whose economy is based mainly on rice cultivation.

9.3 The tenants hold plots varying in size from 2 to 10 acres, but in keeping with the recommendations of Mr. F.A. Brown, steps are being taken where possible to consolidate holdings to provide plots of not less than 10 acres in size. Most of these plots are utilised for rice cultivation.

Agriculture

10.1 Rice - During the year under review the Autumn Crop at Anna Regina suffered from a shortage of water which had to be relieved by the use of pumps loaned by the Drainage and Irrigation Department and the British Guiana Rice Producers' Association and financed by the British Guiana Rice Marketing Board. Distribution of pumps was controlled by a Drought Relief Committee organised for that purpose.

10.2 The following acreages were cultivated during 1958 as compared with 1957:-

	<u>1957</u>		<u>1958</u>	
	<u>Acreage</u>	<u>Yield Bags</u>	<u>acreage</u>	<u>Yield Bags</u>
Spring Crop	814	5,720	824	8,254
Autumn Crop	3,296	57,862	3,435	80,041

11. Dairy Farming - The areas available for dairy farming are located in the rear of the housing areas in the following sections of the Scheme:-

Lima	-	103	acres
Anna Regina	-	94	"
Bush Lot	-	20	"
Reliance	-	32	"
		<u>249</u>	"

12. Pasturage - At Richmond, La Belle Alliance and Lima communal pastures were maintained. Fertilisers were used to improve the quality of the grazing, with satisfactory results. A total area of 642 acres divided into four paddocks was maintained in fair condition and fully utilised during the year. An area of approximately 300 acres has been reserved for further extension if required.

Pure Water Supply.

13. Artesian well water is supplied to the housing areas at Anna Regina and Reliance and proposals are under consideration for extending the existing supply to other areas.

Housing

14. Under a general rural rehousing programme started in 1955 for rehousing the settlers, forty-four contract houses were completed by the Housing Department by the end of 1957. Of this number, 23 were sold to the end of 1957, and 21 during 1958. These houses were sold on the hire purchase system.

Assistance to Settlers

15.1 Building by aided self-help means is also encouraged and the construction of concrete houses under the supervision of Officers of the Housing Department was commenced during 1957 by a self-help group of twelve settlers. These houses should be completed by April, 1959.

15.2 Twenty settlers have built houses on their own and with the assistance of loans received from the British Guiana Credit Corporation.

15.3 The new layout for the Lima Housing Area was completed during 1958. This provides inter alia for 92 house lots.

15.4 A survey was carried out at Reliance to provide for 18 house lots.

15.5 The facilities of the workshop at Anna Regina were made available to settlers who own agricultural machinery and allied equipment requiring repair and overhaul. The cost of such jobs which is borne by the settlers is determined on the basis of a charge which takes into account the cost of labour and materials plus 25% thereon.

Development and Expansion

16.1 No development work was undertaken during the year under review.

16.2 Equipment of Workshop - Several items of equipment and tools were purchased to improve its efficiency and scope of operation.

Cane Grove/La Bonne Mere Land Development Scheme

17.1 The Cane Grove/La Bonne Mere Land Development Scheme which comprises the estates formerly known as Plantations Cane Grove and La Bonne Mere is situated on the left bank of the Mahaica River and is the most easterly of the Plantations which receive irrigation water from the East Demerara Water Conservancy.

17.2 On 11th June, 1948, by Resolution, the Legislative Council approved of the establishment of a Land Development Scheme on these estates and also of the estimated expenditure to be met from the Development Trust Fund and the general revenue of the Colony for reconditioning the drainage and irrigation system and laying out the estates for land development purposes.

17.3 Plantation Cane Grove was purchased by Government for the sum of \$100.00 when the proprietors decided to abandon the estate as a sugar plantation. Plantation La Bonne Mere which was a rice and coconut estate was purchased for the sum of \$60,000.00.

17.4 The entire settlement embraces an area of 7,233 acres and details of the acreages allocated for agriculture and other purposes are shown in Appendix I.

17.5 The lands have been allocated to 545 families whose economy is based mainly on rice cultivation, subsistence crops and dairy farming.

17.6 The settlers hold plots varying in size from 3 to 15 acres but, in keeping with the recommendations of Mr. F.A. Brown, steps are being taken where possible to consolidate holdings to provide plots of not less than 10 acres in size.

Agriculture

18.1 Rice - The Autumn Crop at Cane Grove suffered from a shortage of water due to a spell of dry weather which affected the entire cultivation. The early use of pumps, however, relieved the shortage of irrigation water.

18.2 The following acreages were cultivated during 1958 as compared with 1957:-

	<u>1957</u>		<u>1958</u>	
	<u>Acreage</u>	<u>Yield</u> <u>Bags</u>	<u>Acreage</u>	<u>Yield</u> <u>Bags</u>
Spring Crop	190	1,101	393	4,110
Autumn Crop	2,790	35,239	2,870	33,618

19. Dairy Farming - At the commencement of the year animals belonging to 108 settlers occupied 67 communal byres comprising 356 stalls in the Uplands and Diamond sections of the scheme. One hundred and fourteen animals were tested during the year for tuberculosis and contagious abortion and 91 were admitted to the farm, bringing the total number of animals in the farm to 465. The Artificial Insemination Service was satisfactorily used during the year and 58 cows were inseminated from which 43 calves were born.

20. Provision Farming - Provision farms totalling 599 acres were generally maintained in fair condition and steps are being taken to improve the standard of cultivation. Eighty-three acres of new farm lands were allocated to 54 settlers. No difficulty was experienced in marketing the produce reaped.

21. Milk - Milk produced from the dairy farm satisfied the needs of the farmers and a surplus of 16,178 gallons was sold to the Milk Pasteurisation Plant operated by the Department of Agriculture, as compared with 9,208 gallons in the previous year.

22.1 Coconuts - Coconuts picked during the year totalled 382,651 and 35,744 pounds of copra were produced from 98,650 nuts. Of the remaining 284,001 nuts, 248,100 were sold to locally registered copra manufacturers and 35,901 were sold to the Central Agricultural Station, Mon Repos, for seedlings. The production of copra on the Scheme ceased on the 22nd April, 1958.

22.2 Seedlings sold to settlers at Cane Grove and at other Land Development Schemes for planting purposes in keeping with proposals for the increase of the Colony's coconut production, totalled 2,170.

22.3 Tropical kudzu planted in several sections of the coconut cultivation has proved effective against undesirable weeds and provides excellent fodder for cattle.

23. Pasturage - The area provided for communal pasturage remained at 1,300 acres divided into four paddocks which were maintained in a comparatively good condition despite a prolonged spell of dry weather which affected grazing facilities during the second half of the year under review.

24. Pure Water Supply - Artesian well water is supplied to certain sections of the housing areas on the scheme.

Assistance to Settlers

25.1 Housing - During the year the construction of 6 of the 50 contract houses commenced by the Housing Department at the request of settlers was completed.

25.2 General - As was the case at the Anna Regina Land Development Scheme arrangements have been made for repair and overhaul jobs to be carried out by the workshop at Cane Grove on behalf of settlers who own agricultural machinery and allied equipment. The cost of such jobs is borne by the settlers and takes into account the cost of labour and materials plus 25% thereon.

Development and Expansion

26. Equipment of workshop - Various items of workshop equipment and tools were purchased with the object of increasing the efficiency and scope of operation of the workshop.

Vergenoegen Land Settlement

27.1 The land settlement at Vergenoegen was acquired in February, 1946, and comprises four estates, namely, Vergenoegen, Philadelphia, Greenwich Park and Barnwell, with a total area of 3,595 acres. The acreages allocated for agriculture and other purposes are detailed in Appendix I.

27.2 There are about 200 families on this settlement whose economy is based mainly on rice cultivation, subsistence crops and dairy farming.

27.3 The tenants hold plots varying in size from 3 to 15 acres, but in keeping with the recommendations of Mr. F.A. Brown steps are being taken where possible to consolidate holdings to provide minimum plots of 15 acres in size.

27.4 During the year under review a Rice Factory operated by the Department processed 19,991 bags of settlers' paddy from which 10,669 bags of rice were obtained, as compared with 16,980 bags of paddy and 9,572 bags of rice processed and obtained respectively during the previous year.

Agriculture

28.1 Rice - The Autumn Crop was affected by a shortage of water brought about by a spell of dry weather during the latter half of the year.

28.2 The following acreages were cultivated during 1958 as compared with 1957:-

	<u>1957</u>		<u>1958</u>	
	<u>Acreage</u>	<u>Yield</u> <u>Bags</u>	<u>Acreage</u>	<u>Yield</u> <u>Bags</u>
Spring Crop	1,110	7,633	1,274	6,519
Autumn Crop	1,683	16,569	1,518	16,373

28.3 Settlers occupying land in certain sections of the cultivation area where the soil is known to be toxic and below average in yield were again encouraged to apply fertilisers to their holdings.

29. Dairy Farming - Four and six stall communal byres for a dairy herd of 116 animals are maintained on the settlement, and complementary to these are fodder plots of one-third of an acre and an equal area for exercise.

30. Provision Farming - The provision farms totalling 223 acres were generally maintained in fair condition and the level of production was reasonably good.

31. Milk - Milk produced from the dairy farms satisfied the needs of the farmers and a surplus of 6,389 gallons was sold to the milk Pasteurisation Plant operated by the Department of Agriculture, as compared with 4,334 gallons during the previous year.

32. Pasturage - During the year under review a total of 1,334 acres was available to settle rs for agistment of their cattle and 470 animals were agisted. This area was fairly well maintained and the planting of grass was continued.

33. Pure Water Supply - Artesian well water is supplied to certain sections of the housing areas on the Scheme.

Assistance to Settlers

34.1 Housing - Towards the end of 1950 Government embarked on a rural housing scheme to assist settlers to build their own houses. Under this scheme houses were provided at an estimated cost of \$1,500.00 each. The settler was required to deposit one-sixth of this amount and he would then obtain a grant of one-third and be provided with a loan of the remaining half of the estimated cost of the house. These loans were repayable within a period of twenty years at $3\frac{1}{2}\%$ interest. Settlers erected 89 houses under this scheme which was suspended at the end of 1953.

34.2 Settlers were encouraged to build houses by aided self-help means, and eighteen such houses in process of erection by settlers under the supervision of the Housing Department in 1957 were not completed by the end of the year under review.

34.3 General - The workshop facilities at Vergenoegen were made available to settlers who own agricultural machinery and allied equipment requiring repair and overhaul, on terms similar to those in force at the Anna Regina and Cane Grove Land Development Schemes.

Government Estates, West Demerara

35.1 Plantations Windsor Forest, La Jalousie and Hague, formerly sugar estates, were acquired by Government at Execution Sales during the period 1910 - 1912. The original proprietors were unable to pay the sea defence rates levied in those days and consequently the properties were sold to recover the outstanding amounts.

35.2 Government decided that the estates should be utilised to provide a means of livelihood for the people who became displaced through the closing down of a number of sugar estates in various parts of the Colony.

35.3 The estates have a gross acreage of 3,846 acres and the acreages allocated for agriculture and other purposes are shown in Appendix I.

35.4 There are 450 families on this settlement whose economy is based on rice cultivation, subsistence crops, cane cultivation and dairy farming.

35.5 The tenants hold plots varying in size from 2 to 10 acres and where possible settlers are being encouraged to consolidate their holdings to provide plots of not less than 10 acres. These holdings were leased to the people in 1915 for a term of 99 years at a fixed rental of \$6.00 an acre per annum, with no provision for revision or payment of maintenance charges.

Agriculture

36.1 Rice - This forms the main crop grown by the settlers and generally two crops are cultivated each year. A campaign against bad cultivation practices inimical to soil conservation was initiated in 1957 and the results have been encouraging. Many of the farmers were convinced that the loss of top soil from their rice lands was inimical to their interests and therefore readily adopted the practices which ensured better management of the land.

36.2 The following acreages were cultivated during 1958 as compared with 1957:-

	<u>1957</u>		<u>1958</u>	
	<u>Acreage</u>	<u>Yield Bags</u>	<u>Acreage</u>	<u>Yield Bags</u>
Spring Crop	2,047	21,161	2,086	27,443
Autumn Crop	2,087	37,632	2,087	40,593

37. Provision farming - The provision farms totalling 330 acres were generally maintained in fair condition. The chief crop grown was cassava and good yields were obtained as always.

38. Cane - Eighty-three acres were under cane cultivation and the crop reaped during the year totalled 1,163 tons of cane, as compared with sixty-two acres cultivated and 764 tons of cane reaped during the previous year. The cane is sold by the cultivators to Fln. Versailles, West Bank, Demerara.

39. Dairy farming - A communal byre is maintained at Windsor Forest. The Artificial Insemination Service continued to operate satisfactorily and two stud bulls obtained from the Agriculture Department during the year, making a total of three bulls, are being maintained for use at Hague.

40. Milk - Milk produced satisfied the needs of the farmers and a surplus of 2,813 gallons was sold to the Milk Pasteurisation Plant operated by the Department of Agriculture, as compared with 2,800 gallons during the previous year.

41. Pasturage - At Windsor Forest and La Jalousie the settlers own over 1,500 head of cattle. The maximum area available for grazing is approximately 470 acres, part of which is poor land. Altogether, grazing facilities are totally inadequate.

42. Pure Water Supply - Artesian well water is supplied to the Housing areas on the settlement. Drilling of a new artesian well to provide water for the settlers at Hague Back Settlement commenced during the year.

43. Housing - Hague Back Settlement - Permission to build new and repair existing houses was granted to the settlers at Hague Back in September. Four new houses have been built.

Charity/Amazon Land Settlement

44. A plot of land comprising 170.5 acres on the right bank of the Pomeroon River, known as Charity/Amazon, was declared a Settlement in 1944. It is capable of useful expansion as a residential and commercial centre being the entrepot of the Pomeroon River District. The area was originally laid out into 35 agricultural lots and 140 house lots. A new layout is however being designed for the area by the Central Housing and Planning Authorities.

45. Pure Water Supply - Artesian well water is supplied to the settlement.

Onverwagt

46.1 During 1955 the Board of Directors of the British Guiana Rice Development Company, Limited, decided to exclude from the Company's operations the whole of the area known as Plantation Onverwagt (No. 27) on the West Coast of Berbice, comprising about 6,000 acres which, under an agreement with Government concluded in 1952, had been acquired by the Company for the purpose of expanding the area under direct mechanised cultivation by the Company.

46.2 A part of this area had been cultivated during the three years prior to 1955 but the Company decided that the area previously utilised for mechanised cultivation was adequate for the attainment of its objective, and Onverwagt was accordingly handed over to the Land Development Department for development as a land development scheme.

46.3 Details of the final arrangements for formally handing over the property to Government have not yet been concluded.

46.4 The whole area is suitable for the cultivation of rice and as was the case in previous years plots totalling 4,362 acres were allocated during the year under review on temporary tenancy to selected farmers on a risk basis, as compared with 3,813 acres allocated in 1957.

46.5 The acreages allocated for agriculture and other purposes are as detailed in Appendix I.

Agriculture

47. Rice - The following acreages were cultivated during 1958 as compared with 1957:-

	<u>1957</u>		<u>1958</u>	
	<u>Acreage</u>	<u>Yield Bags</u>	<u>Acreage</u>	<u>Yield Bags</u>
Spring Crop	-	-	-	-
Autumn Crop	3,813	18,891	4,362	23,388

48. Pasturage - A communal pasture comprising about 400 acres was made available for the use of farmers as compared with 1,200 acres in 1957. A total of 800 acres previously under pasture was made available for rice cultivation.

49. Development and Expansion - Final plans for the full utilisation and occupation of the entire area depend upon the conclusion of arrangements, financial and otherwise, for acquisition by Government of title to the land and upon approval of proposals submitted for comprehensive drainage and irrigation of the area.

Mara Land Settlement

50.1 Location and background - This settlement is situate on the East Bank of the Berbice River about 25 miles at the end of the road from New Amsterdam. It comprises the estates of Mara, Germanis, Vryberg, Schepmoed, L'Enterprise and La Retraite totalling approximately 3,935 acres and was selected in 1955 with a view to its

/ acquisition

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acquisition by Government for land settlement purposes in keeping with the general recommendations of the International Bank Mission and Mr. F.A. Brown regarding development of riverain lands.

50.2 Negotiations for its acquisition were concluded by the end of 1955 and a preliminary land survey was commenced during 1956 to determine acreage, etc., on which the agreed purchase price at \$50.00 per acre should be paid.

50.3 The report of the preliminary inspection of the estates disclosed that the dams and trenches, although in a fair state of preservation, were impassable and that the whole area was overgrown with bush of varying density, the majority being heavy bush. The land is high and lends itself to easy drainage. The soil varies from a sand-clay to a clay-pegasse mixture and is very fertile. It is considered that the area is suitable for the cultivation of rice, cocoa (which was cultivated on this land by the early settlers) citrus, leguminous fodder and grasses, and for the development of mixed farming on proper lines. Early records show that coffee was formerly grown on these estates.

51.1 Objective - The objective at Mara, as it will be in the case of future land development schemes, is not merely to bring more land under cultivation but to develop a contented peasantry deriving full occupation and an improved and reasonable standard of living from the land, thus contributing towards the relief of unemployment and underemployment.

51.2 In order to achieve this objective it was decided that the allocation of lands to settlers should be as follows:-

- (a) where the main crop is rice each settler should be allocated 15 acres of rice land, plus a $2\frac{1}{2}$ acre homestead upon which he will build his house, keep one or two cows, cultivate permanent and vegetable crops (other than rice) and raise poultry; and
- (b) farmsteads of 15 acres on which the settler will build his house, grow no rice, but cultivate vegetable and permanent crops, e.g., citrus, cocoa, and keep poultry and a limited number of dairy cattle depending upon the availability of a market for dairy products.

52.1 Development - On account of an acute underemployment situation existing on the lower Corentyne Coast which it was imperative to relieve as quickly as possible, Government decided late in December, 1956, to proceed with the reconditioning and development of these sections of Mara which could be more rapidly rehabilitated and put under cultivation by settlers.

52.2 Land clearing and excavating machinery as well as aluminium buildings to serve as temporary quarters were ordered, and work on reconditioning the drainage and irrigation system and clearing of land commenced early in January, 1957.

52.3 During the first half of 1957 it was not found possible to clear and level enough land to permit of holdings of the acreages referred to in paragraph 51.2(a) being allocated to 46 prospective settlers selected in January, but in order to assist them in cultivating an autumn rice crop, the area already cleared totalling 212 acres in the Mara section was allocated on a temporary basis in 5 acre plots at a nominal rental of \$5.00 per acre from which an average yield of 15.5 bags of paddy per acre was obtained.

52.4 During the latter part of 1957 additional machinery and equipment were obtained on hire from other Land Development Schemes to expedite the work of rehabilitation and development, and altogether by the end of the year approximately 750 acres throughout the North and South sections of Para, Germania, Vryberg and a part of South Schepmoed were cleared, 13 bridges and 11 kokers were built, 48.25 miles of dams cleared and reconditioned, including the main empolder dam in the rear of Plantation Para, cum annexis, and 41.75 miles of drainage and irrigation trenches reconditioned and dug. In addition, an area near the public road and in the centre of the frontage of the property was cleared and levelled, and a workshop, office and quarters for staff were in course of construction.

52.5 During 1958 an additional twelve families were placed on the land, making a total of fifty-eight. These were allocated at Para approximately $2\frac{1}{2}$ acre homesteads, and approximately $14\frac{1}{2}$ to 15 acre rice plots. The forty-six settlers selected in 1957 completed the erection of their houses during 1958, while the remaining twelve settlers were in the process of constructing theirs. Applications for farmsteads were invited and received and it is hoped that allocations would be made early in 1959.

52.6 Clearing Bush - For the Autumn Crop 409.25 acres of rice was cultivated, but due to the occurrence of the disease known as "Blast" the yields were very low. Some farmers lost as much as 80% of their crop. Because of this, clearing of lands reserved for rice was suspended until such time as a method of combating the disease was discovered. By the end of 1958 a total of 892 acres was cleared and made available for rice and 161 acres for permanent crops.

52.7 Other Services - An artesian well has been sunk at Schepmoed for the supply of pure water to the administrative compound and farmstead area. An overhead tank for the distribution of potable water was installed during 1958, but the installation of a pump has been delayed.

52.8 Limited electricity for administrative buildings, bonds and workshop is provided by means of an electric lighting plant. An additional plant was purchased during 1958 for emergency purposes.

52.9 Workshop - A workshop has been established to handle most of the major repairs necessary to keep agricultural machinery in the field.

53. Finance - Expenditure during the year which amounted to \$510,118.00 was financed on the basis of a two-thirds Colonial Development and Welfare Grant and one-third contribution from local funds.

54. General - Proposals are under consideration for acquiring and developing adjacent lands to the North and South totalling approximately 6,000 acres, subject to the availability of funds, in order to enlarge the area acquired at Para so that it will become a more economic unit.

Garden of Eden Land Settlement.

55. The Garden of Eden Land Settlement is situate on the East Bank of the Demerara River about fourteen miles from Georgetown and embraces an area of about 1,200 acres.

56. This abandoned estate was acquired by Government during 1955 at a cost of \$75,000 in keeping with general recommendations made in 1953 by the International Bank Mission and Mr. W.A. Brown,

Land Settlement Adviser, regarding the development of riverain lands of the Colony. Mr. Brown had further recommended that a pilot land settlement scheme should be launched on the lower reaches of one of the main rivers of the Colony.

57. The land which is composed of soil types - clay, shallow pegasse, deep pegasse and burnt pegasse - is regarded as being representative of other riverain alluvial soils and, with the installation of proper drainage, suitable for pasture, forage crops, citrus, cocoa, ground provisions and most local crops.

58.1 Comprehensive proposals for the development of the area, costing altogether \$720,000.00 were accordingly prepared in consultation with the Departments of Agriculture and Drainage and Irrigation. These included proposals for drainage and irrigation, layout and utilisation and occupation of the land.

58.2 Work on the development of the area was commenced in 1956 when preliminary clearing of the land and preliminary drainage and irrigation works were carried out. It was anticipated that by the end of that year the main drainage and irrigation works would have been completed and that the front portion of the area which was planned to accommodate mixed, cocoa, citrus and special small farms as well as a community centre, would have been occupied. However, while the main drainage and irrigation works were virtually completed by the end of the year, it was not found possible to proceed with other development works for the reason that during the excavations, deep pegasse was discovered along the line of one of the proposed roads which made its construction impracticable from the point of view of cost. In the light of this situation it became necessary to re-examine the proposals for the layout of the area. New proposals which were accordingly prepared and submitted had not yet been approved by the end of the year 1958. These proposals include an element of self-help.

59. The main drainage and irrigation works were completed during the year under review.

FINANCE

60. Recurrent expenditure on the Department as a whole for the year under review amounted to \$492,181.00 as compared with \$633,155.00 for the previous year.

61. The following statement sets out the revenue and recurrent expenditure for 1958 for the various settlements:-

Operation and Maintenance

<u>Existing Settlements</u>	<u>Revenue</u>	<u>Expenditure</u> <u>1958</u>
	\$	\$
Anna Regina Land Settlement (Arrears collectible)	63,406 18,370	94,265.82

Government Estates

<u>Existing Settlements</u>	<u>Revenue</u>	<u>Expenditure</u> <u>1958</u>
	\$	\$
- Brought Forward	63,406)	94,265.82
	18,370)	
Government Estates, West Demerara (Arrears collectible)	27,492)	42,442.82
Vergenoegen Land Settlement (Arrears collectible)	22,930) 20,085)	46,974.07
Vergenoegen Rice Factory (Arrears collectible)	15,485) 5,296)	22,376.18
Cane Grove-La Bonne Here Land Settlement (Arrears collectible)	58,800) 27,607)	92,950.86
Charity/Amazon Land Settlement (Arrears collectible)	2,792) 3,628)	8,699.67
Onverwagt Land Settlement (Arrears collectible)	4,699)	14,930.00

New Land Settlements in
Process of Development

Garden of Eden Land Settlement		5,032.00
Mara Land Settlement (Arrears collectible)	1,865)	19,403.00

Operation and Maintenance of
Agricultural Machinery

<u>Settlements</u>	<u>Revenue</u>	<u>Expenditure</u>
	\$	\$
Anna Regina Land Settlement (Arrears collectible)	110,965) 6,910)	79,293.87
Vergenoegen Land Settlement (Arrears collectible)	38,885) 19,257)	22,717.68
Cane Grove-La Bonne Here Land Settlement (Arrears collectible)	39,929) 32,191)	42,660.75

62. A comparative statement of revenue and expenditure for the years 1957 and 1958 in respect of the operation and maintenance of settlements and of agricultural machinery is provided in Appendix II.

63.1 Expenditure on the operation and maintenance of the settlements at Anna Regina, Cane Grove-La Bonne Here, Vergenoegen, Charity/Amazon, and of Government Estates, West Demerara, exceeded revenue by

/ \$31,653. ...

\$31,653.00 as compared with \$54,238.00 in the previous year. In this connection it should be stated that the actual revenue from these settlements for the year under review amounted to \$276,053.00 of which \$191,345.00 were collected and \$84,708.00 remained as arrears to be collected during the forthcoming year.

63.2 In considering the present unhealthy financial position of the existing settlements at Anna Regina, Vergenoegen, Cane Grove and Government Estates, West Demerara, account must be taken of the fact that these settlements which were abandoned estates when taken over by Government, were established mainly as social assistance schemes to provide a livelihood for persons more or less destitute who were then residing thereon, and considerable financial assistance has been essential. In addition to an increase in labour costs rentals are relatively low and credit is given for the preparation of land and other services. As a result, it is difficult to establish these settlements on a self-supporting basis except as a long term project. However, the principle that land settlements should be economically self-supporting has been accepted as the ultimate objective, and to this end stricter credit control has been introduced. This apart, rice land rents at Anna Regina, Vergenoegen and Government Estates, West Demerara (Lot 'C'), were increased during the year 1957 to the level of rentals chargeable under the Rice Farmers (Security of Tenure) Ordinance, 1956, and similar increases will be brought into effect during 1958 at Cane Grove Land Settlement.

64. At 1st January, 1958, loans made to settlers in previous years representing advances to tenants, agricultural machinery hire charges and loans for the construction of houses totalling 176,519.00 were outstanding. Repayments during the year amounted to \$14,127.00.

65. Development expenditure incurred during the year amounted to \$582,360.00 as compared with \$818,779.00 in the previous year as follows:-

	1957	1958
1. <u>Improvement and Expansion of Existing Land Settlement Schemes -</u>	\$	\$
<u>Essequibo Estates (Anna Regina)</u>		
Extension of Rice Cultivation	45,626	
Establishment of New Cattle Pasture	2,470	
Establishment of Dairy Farm	11,036	
Improvement of Drainage	15,022	
Layout of Residential Area	11,022	
Development of Provision Farm Lands - Third Depth	5,482	
Development of Second Depth - Devonshire Castle/Alton Hall	3,534	
<u>Cane Grove-La Bonne Mare Land Settlement</u>		
Improvement of Dairy Farm Area	-	
Improvement of Commonal Pasture	-	
Layout of Residential Area	-	
	<u>/ Vergenoegen Land Settlement</u>	

	1957	1958
	\$	\$
<u>Vergenoegen Land Settlement</u>		
Extension of Rice Cultivation - C.D.&W. Scheme No. D.2321	-	
Improvement of Communal Pasture	1,002	
Metalling of Streets	75	
Vergenoegen Rice Mill - Extension of Drying Floor	-	
Improvement of Drainage - Greenwich Park	-	
Extension of Dairy Farm - Barnwell	-	
<u>Charity/Amazon</u>		
Metalling of Streets	1,586	
Extension of Market Shed	-	
<u>Cane Grove and Vergenoegen Land Settlements</u>		
Purchase of Washing Machines for Agricultural Machinery	-	
Rural Re-housing	191	
2. <u>Equipment of Workshops on Land Settlements</u>	33,088	5,958.06
3. <u>Development of Garden of Eden, East Bank Demerara (C.D.&W. Scheme)</u>	115,351	12,333.19
4. <u>Development of Pln. Mara cum annexis East Bank Berbice (C.D.&W. Scheme No. D.3188).</u>	522,935	510,118.72
5. <u>Development of Pln. Onverwagt, West Coast Berbice.</u>	-	-
6. <u>Purchase of Land for Land Settlement Purposes</u>	-	45,000.00
7. <u>Preliminary Investigation re Suitability etc.</u>		215.14
8. <u>Erection of Bonds for Pure Line Seed Paddy.</u>	50,359	8,735.65
Total	813,779	582,360.00

SURVEYS AND LAYOUTS

66.1 The following is a list of surveys carried out during the year on Land Settlements:-

<u>Location</u>	<u>No. of Flots</u>	<u>Area (Acres)</u>	<u>Purposes</u>
Kara Land Settlement	3	80.10	Defining boundaries.
	40	101.60	Homesteads.
	8	10.05	Housing and Administrative compound.
	49	724.05	Farms.
Anna Regina Land Settlement	113	30	Housing.
	1	34	Defining boundaries.
Garden of Eden		1200	Partly subdivided into farms.

66.2 In addition to the above surveys, work where necessary was carried out on replacement of missing paals, settlement of disputes, alignment of trenches and general inspections.

GENERAL

67. With reference to the proposals mentioned in paragraph 74 of the Report for the year 1957, the position is as follows:-

(i) Future Administration of existing and new Land Settlements -

Government agreed in principle that the policy should be for the Land Development Department to withdraw from existing Government Land Settlements, details of withdrawal to be worked out between the Ministry of Natural Resources and the Land Development Department. Accordingly detailed proposals were submitted by the Department to the Ministry by whom these are under consideration.

(ii) Land Clearing -

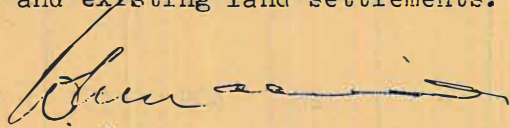
Government decided that settlers on Government Land Settlements should not be required to repay the capital cost of clearing and preparing the lands leased to them but should have their rentals increased by the interest charges on the capital expenditure.

/ (iii) Temura - ...

(iii) Tenure -

Proposals with regard to the form of title which should be issued have been under consideration by Government. These proposals were submitted to Government in 1957 by the Land Adviser after consultation with the Commissioner of Lands and Mines and the Directors of Agriculture and Land Development.

68. In conclusion, I desire to record my appreciation of the loyal services rendered by the office and field staffs and to state that I received full co-operation from other Government Departments with which this Department had to work in connection with the development and improvement of new and existing land settlements.



W.A. MACNIE.

Director of Land Development.

APPENDIX I

Approximate Allocation of Acreages on Settlements
for Agriculture and other purposes.

Use	Anna Regina		Government Estates		Vergenoegen		Cane Grove/ La Bonne Mere		Onverwagt	
	1957	1958	1957	1958	1957	1958	1957	1958	1957	1958
Rice Cultivation	3420	3600	2087	2087	1977	1785	3572	3370	4000	4800
Ground Provision	-	28	369	357	284	223	840	815	-	-
Cane Cultivation	-	-	62	74	-	-	-	-	-	-
Coconuts	20	20	-	-	-	-	273	273	-	-
House Lots	170	170	201	201	40	48	100	100	-	-
Dairy Farming	224	249	40	40	174	155	445	511	-	-
Pasturage	642	942	656	658	1067	1334	888	1099	1200	400
Miscellaneous	-	-	428	427	53	50	1115	1065	800	800
Undeveloped	5065	4532	3	-	-	-	-	-	-	-
Total Acreage of Settlement	9541	9541	3846	3846	3595	3595	7233	7233	6000	6000

APPENDIX II

Comparative Statement of Revenue and Recurrent Expenditure
for the years 1957 and 1958.

Settlement	Revenue		Recurrent Expenditure	
	1957	1958	1957	1958
	\$	\$	\$	\$
<u>Operation and Maintenance of Land Settlements</u>				
Anna Regina	31,601	63,406	84,803	94,266
(Arrears collectable)	22,960	14,414		
Government Estates, West Demerara	23,663	27,492	38,609	42,443
(Arrears collectable)	9,112	9,012		
Vergenoegen	21,409	22,930	41,443	46,974
(Arrears collectable)	18,707	14,464		
Vergenoegen Rice Factory	18,974	15,485	23,063	22,376
(Arrears collectable)	3,905	5,046		
Cane Grove-La Bonne Mere	65,041	58,800	92,603	92,951
(Arrears collectable)	14,906	9,935		
Charity/Amazon	3,438	2,792	8,893	8,700
(Arrears collectable)	1,458	1,616		
Onverwagt	26,189	24,419	14,875	14,930
(Arrears collectable)	536	2,307		
<u>New Settlements in Process of Development</u>				
Garden of Eden	961	Nil.	1,181	5,032
(Arrears collectable)		Nil.		
Mara	2,965	10,097	4,862	19,403
(Arrears collectable)	Nil.	1,865		
<u>Operation and Maintenance of Agricultural Machinery</u>				
Anna Regina	106,545	110,965	89,302	79,294
(Arrears collectable)	9,839	5,744		
Vergenoegen	24,701	38,885	45,308	22,718
(Arrears collectable)	14,466	4,665		
Cane Grove-La Bonne Mere	66,317	39,929	75,717	42,661
(Arrears collectable)	16,464	5,781		