

ANNUAL REPORT
OF THE
DIRECTOR OF LAND DEVELOP-
MENT
FOR THE YEAR
1960.

C O N T E N T S

		<u>PAGE</u>
INTRODUCTION	.....	1
ADMINISTRATION -		
Functions	.....	1
Staff	.....	1 - 2
Staff Co-ordination	.....	2 - 3
SETTLEMENTS -		
Anna Regina	.....	3 - 5
Cane Grove/La Bonne Mere	.....	5 - 6
Vergenoegen	.....	6 - 8
Government Estates	.....	8 - 9
Charity/Amazon	.....	9
Onverwagt	.....	9 - 10
Mara	.....	10 - 13
Garden of Eden	.....	13 - 14
Black Bush Polder	.....	14 - 16
FINANCE	.....	16 - 20
SURVEYS AND LAYOUTS	.....	20
GENERAL	.....	20 - 21



- APPENDIX I - Approximate Allocation of Acreages on Settlements for Agriculture and other purposes.
- APPENDIX II - Comparative Statement of Revenue and Recurrent Expenditure for the years 1959 and 1960.

205

LAND DEVELOPMENT DEPARTMENT,
Brickdam,
Georgetown,

30th March, 1961.

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 coordination 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

3.1 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 (Ag.)	- Mr. J.A. Brassington.

/ Administrative Officer ...

- Administrative Officer - Mr. M.F. Collins.
- Chief Clerk - Mr. F.L. Osborn.
- Accountant (Acting) - Mr. L.F. Choy.
- Senior Accounting Officer - Mr. C.E. Robella.
- Secretary - Miss L. Dolphin.

- 4 Class I Clerks
- 4 Class II Clerks
- 1 Senior Clerical Assistant
- 3 Clerical Assistants (Women)

- 7 Superintendents, Land Settlement Schemes -
 - Mr. D.A. Pile.
 - Mr. R.E. Chapman.
 - Mr. J.I. Brodie.
 - Mr. N.G. Ouckama.
 - Mr. C.A. Persaud.
 - Mr. T.I. Douglas.
 - Mr. J.R. Browman.

- 5 Assistant Superintendents, Land Settlement Schemes -
 - Mr. J.A. Brassington (Acting Mechanical Engineer).
 - Mr. L.P. Alleyne.
 - Mr. J.P. Cheong.
 - Mr. J. Kamphal.
 - Mr. W.O. Barnwell.

3.2 Mr. A.D. Thompson, Deputy Director of Land Development attended the six weeks Course in Business and Public Administration held at the University College of the West Indies, Jamaica, in 1960.

3.3 Mr. F.O. Emery, Accountant, proceeded to the United Kingdom in 1960 to attend the 1960/1961 Overseas Services Course "B" at London University.

Staff Co-ordination

4. The schemes under the control of the Department at 31st December, 1960, are scattered over the coastlands of the Colony. Superintendents are stationed on the following schemes:-

- Anna Regina, Essequibo Coast.
- Vergenoegen, East Bank, Essequibo.
- Government Estates, West Demerara.
- Onverwagt, West Coast, Berbice.
- Mara, East Bank, Berbice.
- Black Bush Polder, Corentyne, Berbice.

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 1960 controlled the following schemes -

<u>Existing Schemes</u>	<u>Acreages</u>
Anna Regina, Essequibo Coast	9,541
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>
	17,152.5
<u>New Schemes</u>	
Onverwagt, West Coast, Berbice	6,000
Mara, East Bank, Berbice	3,874 (ap- prox.)
Garden of Eden, East Bank, Demerara	1,200
Black Bush Polder, Corentyne, Berbice	27,000 (ap- prox.)
	<u>55,226.5</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 area is not fully developed due to an inadequate supply of irrigation water. However, on the implementation of the Tapakuma Project more land would be available for cultivation. The acreages allocated for agriculture and other purposes are as detailed in appendix I.

9.2 There are 781 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. Cultivation plots are to be leased for a period of 21 years with a right of renewal for a similar period.

Agriculture

10.1 Throughout the year the supply of irrigation water was reasonably constant and no major problems were

/ encountered

encountered. The Spring and Autumn Crops yielded a total of 89,442 bags of paddy, of which 4,176 bags of Pure Line Seed Paddy were produced for the Department of Agriculture. A re-adjustment of the settlers at Plantation Reliance was undertaken following the completion of the survey of the area into 10 acre holdings. The British Guiana Rice Development Company continued to operate its modern multi-stage rice mill at Anna Regina and to purchase the farmers' paddy.

10.2 The following acreages were cultivated during 1960 as compared with 1959:-

	<u>1959</u>		<u>1960</u>	
	<u>Acreage</u>	<u>Yield Bags</u>	<u>Acreage</u>	<u>Yield Bags</u>
Spring Crop	80	311	945	9,045
Autumn Crop	3,754	80,217	3,940	80,397

11. Dairy Farming - An area of 205 acres was available for dairy farming in the first depths of Plantations Reliance, Anna Regina and Lima. A total of 146 cows was agisted during the year. Two bulls provided by the Agriculture Department were maintained.

12. Pasturage - At Richmond and La Belle Alliance communal pastures were maintained. Fertilisers were used to improve the quality of the grazing, with satisfactory results. A total area of 779 acres divided into four paddocks for rotational grazing was maintained in fair condition and fully utilised during the year. The possibility of transferring the Dairy Farming and Communal Pastures to settlers who would form themselves into Co-operative Societies was investigated but proposals were not finalised by the end of the year.

Pure Water Supply

13. Artesian well water is supplied to the housing areas at Anna Regina and Reliance. The cost of maintenance was shared between the Public Works and Land Development Departments.

Housing

14.1 Fifteen houses were completed by settlers during 1960 and twenty-three were under construction at the end of the year. House lots are rented but may be purchased outright by settlers.

14.2 The construction of a hindi school by the Hindu Community was started early in 1959 but was not completed at the close of 1960.

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 at Reliance. The construction of these houses was completed during 1959.

15.2 A number of settlers built houses on their own while of 75 who had applied for loans from the British Guiana Credit Corporation, 29 were successful.

15.3 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 Two hundred and thirty-nine acres of 2nd depth lands were cleared and allocated for the cultivation of rice, leaving a balance of 287 acres to be cleared during 1961. In the Cotton Field Housing Area roads were metalled and drainage works completed, while in the Anna Regina and Heliance Areas nearly all of the roads and drainage works were completed.

16.2 Equipment of Workshop - Maintenance and repairs were carried out on the Scheme's machinery and on that of other Government Departments. Repair jobs were also done for private parties.

Cane Grove/La Bonne Mere Land Development Scheme

17. 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.

18. On 11th June, 1948, by Resolution, the Legislative Council approved of the establishment of a Land Development Scheme on these estates and also on 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.

19. 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.

20. 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.

21. The lands have been allocated to 485 families whose economy is based mainly on rice cultivation, subsistence crops and dairy farming.

22. The settlers hold plots varying in size from 3 to 15 acres but, in keeping with the recommendations of Mr. F.A. Brown, steps were taken where possible to consolidate holdings to provide plots of not less than 10 acres in size. House lots are rented but may be purchased outright by settlers.

23. On instructions issued by the Minister of Natural Resources on the 20th May, 1960, the Department moved out of Cane Grove Land Settlement on the 30th June, 1960.

24. The Drainage and Irrigation Department assumed control of Drainage and Irrigation Works and the Department of Agriculture the control of the Coconut Cultivation, Dairy farms and pastures.

25. The Ad Hoc Working Party moved into Cane Grove to supervise the completion of surveys and issue of titles to the occupiers of plots.

26. The Department retained responsibility for the collection of Revenue until such time as the issue of leases was finalised. By the 31st December, 1960, the issue of leases had not reached finality.

Vergenoegen Land Settlement

27.1 The land settlement at Vergenoegen was acquired in February, 1946, and comprises of 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 182 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 the majority of settlers with plots of 20 acres in size. Cultivation plots are to be leased for a period of 21 years with a right of renewal for a similar period.

27.4 During 1959 a Rice Factory operated by the Department was sold to settlers who formed themselves into a Co-operative Society known as Vergenoegen Rice Mill Co-operative Society Limited.

Agriculture

28.1 Rice - A large portion of the area under rice cultivation continued to produce poor yields and the Autumn crop was further hampered by an attack of water weevil. To eliminate the possibility of further attacks the Department of Agriculture advised the use of pure line seed paddy treated with Aldrin and Agrosan. The use of fertilisers was also recommended.

28.2 The following acreages were cultivated during 1960 as compared with 1959:

	<u>1959</u>		<u>1960</u>	
	<u>acreage</u>	<u>Yield Bags</u>	<u>acreage</u>	<u>Yield Bags</u>
Spring Crop	900	3,539	1,152	12,278
Autumn Crop	1,650	19,186	1,593	16,177

29. Dairy Farming - Four and six stall communal byres for a dairy here 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 - A total of 223 acres is allocated for provision farming. Larceny of crops, which was most prevalent adversely affected production.

31. Milk - Milk produced from the dairy farms satisfied the needs of the farmers and a surplus of 19,964 gallons was sold to the Milk Pasteurisation Plant operated by the Department of Agriculture, as compared with 13,545 gallons during the previous year.

32. Pasturage - During the year under review a total of 1,334 acres was available to settlers for agistment of their cattle. Approximately 125 acres of bush were cleared.

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

Drainage and Irrigation

34. Two new intake kokers which were constructed at Philadelphia and Greenwich Park by the Drainage and Irrigation Department have been put into operation. Approximately 1900 rods of trench excavation was carried out and bridges were erected to facilitate the free movement of machines and pedestrians along the Crown dam. Drainage and Irrigation trenches were maintained in good condition.

Assistance to Settlers

35.1 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: 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 houses. 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.

35.2 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 completed by the end of 1959.

35.3 There are 168 house lots each $\frac{1}{5}$ of an acre in size. These house lots are rented for a period of 21 years with a right of renewal for a similar period but may be purchased outright by settlers.

35.4 General - The workshop facilities at Ver-genoegen were made available to settlers who own agricultural machinery. However, in keeping with Government's "move out" policy all machines owned and operated by the Department are being gradually transferred to other Settlements.

Development and Expansion

36. Development works carried out included the extension of cultivation in the Savannah Area, improvement of the Communal Grazing Area, metalling of new streets and improvement in the drainage of Barnwell and Greenwich Park.

Government Estates, West Demerara

37.1 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.

37.2 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.

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

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

37.5 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. Some of 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. A number of agricultural lots have also been leased for a period of 21 years at a rental of \$6.00 per acre per annum with the right of renewal and as any of the existing leases expire new leases are issued for a period of 21 years at a rental of \$15.00 per acre per annum.

Agriculture

38.1 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.

38.2 The following acreages were cultivated during 1960 as compared with 1959:-

	<u>1959</u>		<u>1960</u>	
	<u>Acreage</u>	<u>Yield Bags</u>	<u>Acreage</u>	<u>Yield Bags</u>
Spring Crop	1,678	10,338	2,105	30,628
Autumn Crop	2,105	40,624	2,105	39,995

39. Provision Farming - The provision farms totalling 353 acres were generally maintained in fair condition.

40. Cane - As was the case in 1959 seventy-four acres were under cane cultivation and the crop reaped totalled 1,480 tons of cane, as compared with 1,536 tons reaped during the previous year. The cane is sold by the cultivators to Plantation Versailles, West Bank, Demerara.

41. Dairy Farming - A communal byre is maintained at Windsor Forest and the Artificial Insemination Service continued to operate satisfactorily.

42. Milk - Only 2,690 gallons of milk were produced of which 1,828 gallons were sold to the Milk Pasteurisation Plant operated by the Department of Agriculture.

43. 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. At Hague the area available for grazing is 186 acres. Of this amount approximately 77 acres were cleared of bush by machinery.

44. 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 1958 was completed in 1959.

45. Housing - Hague Back Settlement. Permission to build new and repair existing houses was granted to the settlers at Hague Back in September, 1958. A number of new houses were built in 1959. House lots have been sold on easy terms.

Charity/Amazon Land Settlement

46. 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 which are being rented under temporary agreement pending the issue of leases. It has been decided that Charity/Amazon should be planned as a township to serve the Pomeroon River District and the northern end of the Essequibo Coast and a new layout has been designed for the area by the Central Housing and Planning Authorities.

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

Onverwagt

48.1 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.

48.2 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. A scheme has been prepared for the layout of some 720 acres into homesteads of approximately 5 acres each to accommodate 144 families, each of whom will, in addition to a homestead plot, be allocated a rice plot of about 10 acres.

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

48.4 The whole area is suitable for the cultivation of rice and plots totalling 5,200 acres were allocated during the year under review on temporary tenancy to selected farmers on a risk basis, as compared with 4,800 acres allocated in 1959.

48.5 The acreages allocated for agriculture and other purposes are as detailed in appendix I.

Agriculture

49. Rice - The following acreages were cultivated during 1960 as compared with 1959:

	<u>1959</u>		<u>1960</u>	
	<u>Acreage</u>	<u>Yield Bags</u>	<u>Acreage</u>	<u>Yield Bags</u>
Spring Crop	-	-	-	-
Autumn Crop	4,800	40,585	5,200	40,670

50. Pasturage - A communal pasture comprising about 400 acres which was closed around September 1959 to agistment of cattle was allocated for rice cultivation.

51. 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

52.1 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, Germania, Vryberg, Schepmoed, L'Enterprise and Ma Retraite totalling approximately 3,935 acres and was selected in 1955 with a view to its 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.

52.2 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.

52.3 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.

53.1 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.

53.2 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.

54.1 Development - On account of an acute under-employment 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.

54.2 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.

54.3 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 53.2 (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.

54.4 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 Mara, 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 Mara, 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.

54.5 During 1958 an additional twelve families were placed on the land, making a total of fifty-eight. These were allocated at Mara 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 some of the remaining twelve settlers completed theirs during 1959.

54.6 For the 1958 Autumn Crop 409.25 acres of rice were 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 successfully 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.

54.7 Although spread of the disease "Blast" was arrested by spraying the 1959 rice crop with "Verdesan", it was decided that the originally proposed utilisation of the land described in paragraph 53.2 should be changed. In consultation with the Department of Agriculture the final layout proposed is as follows:-

- (a) 1365 acres divided into holdings of approximately 15 acres each for rice cultivation;
- (b) 215 acres divided into holdings of approximately $2\frac{1}{2}$ acres each for homesteads on which rice farmers allocated holdings as at (a) above will live, cultivate food crops and rear a limited number of livestock;
- (c) 1025 acres divided into holdings of approximately 15 acres each on which farmers will live, cultivate citrus, cocoa and food crops and keep a few milch cows;
- (d) 717 acres divided into holdings of approximately 12 acres each for cocoa cultivation;
- (e) 144 acres divided into holdings of approximately 3 acres each on which farmers allocated holdings as at (d) above will live, cultivate food crops and rear a limited number of livestock.

55. Development - At the end of 1960, 1495 acres of Rice Cultivation and Homestead Plots in keeping with (a) and (b) and 529 acres of farmsteads in keeping with (c) of paragraph 54.7 above were allocated. The survey and subdivision of the area (farmsteads) for cocoa cultivation and the layout of the corresponding homesteads were completed.

56.1 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 (capacity 19,000 gallons) for the distribution of potable water was installed during 1958, while installation of pumps was completed in 1959. All the occupied areas in the Scheme have been provided with supply pipes.

56.2 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.

56.3 Workshop - The workshop handled most of the repairs necessary to keep agricultural machinery in the field.

57. General - Proposals are under consideration for acquiring and developing adjacent lands totalling approximately 282 acres, subject to the availability of funds, in order to enlarge the area acquired at Mara so that it will become a more economic unit.

Garden of Eden Land Settlement

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

59. The 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. F.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.

60. 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.

61. Comprehensive proposals for the development of the area, costing altogether \$720,000: 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.

62. 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 which originally provided for the settlement of 47 families. New proposals approved provide for the settlement of 78 families as follows:-

54 Citrus and mixed farming of approximately 7.5 acres each

24 Dairy farms of approximately 25 acres each

However it was decided in 1960 to reduce the number of settlers by one by allocating 25 acres to the Agriculture Department for use as a demonstration plot. Allocation of land to the 77 selectees has been completed.

63. On instructions issued by the Minister of Natural Resources for the Department to move out of Garden of Eden by 30th June, 1960, a resident Superintendent and staff were removed from the Scheme which is now being administered by a Superintendent stationed at Headquarters in Georgetown.

Black Bush Polder

64. Details of the planning and execution of the engineering works of this Scheme appear in the Drainage and Irrigation Section of the 1959 Annual Report, British Guiana. The Scheme provides for the allocation to each selected settler of a $2\frac{1}{2}$ acre homestead plot on which the settler will live and produce food crops other than rice and a rice plot of approximately 15 acres.

65. In October, 1959, the Director of Land Development was informed that his Department would not have administrative control of the area and that he would be responsible for the supervision of the clearing of bush by Contract, the selection of settlers and allocation of the lands. In view of the fact that the Works at Lesbeholden were being completed by the Contractors ahead of schedule tenders were invited on the 14th November, 1959, for the clearing of bush in the South half of Lesbeholden.

66. Consideration of the land clearing tenders continued and on the 8th March, 1960, Government decided that the Land Development Department should proceed with the clearing of bush in the South half of the Lesbeholden Section of the Polder, utilising departmental machinery. Operations started on the 21st March, 1960, and at 31st May, 1960, 159 holdings were available for allocation and cultivation. On 5th April, 1960, the Department was given general administrative control of the entire Scheme until such time as a Local Authority can be established. Because of the good progress made by the Department in clearing the Southern portion of Lesbeholden the Government decided that the Department should clear the Northern portion instead of giving this work out to contractors as was planned originally.

67. Meanwhile the Minister of Natural Resources had made an announcement on 26th December, 1959, in the Press inviting Colony wide applications from land hungry, unemployed and underemployed persons for land within the Lesbeholden Section of the Polder. By 30th January, 1960, the closing date for the receipt of applications, the Director of Land Development had received 3,290 applications. Selection of Settlers commenced in February, 1960, by a Committee appointed by the Minister of Natural Resources under the Chairmanship of the Director of Land Development. By the 31st May, 1960, 159 selected settlers were allocated homestead and rice plots in Lesbeholden. Four settlers later surrendered their holdings. As soon as the settlers were placed in possession of their holdings they set about putting in an Autumn Crop and 35,000 bags of paddy were harvested. A further allocation of homesteads and rice plots to 63 selected settlers was made in December, 1960, making a total allocation of homesteads and rice plots to a total of 218 selected settlers in Lesbeholden at 31st December, 1960.

68. It should be mentioned, that in the light of experience gained it has been found necessary to investigate each application in detail before the applicant is interviewed by the Selection Committee who in turn make recommendations to the Minister. The work of investigation is carried out by the Department.

69. Under the guidance of the Department for Co-operative Development settlers have formed a Co-operative Society to provide for financial assistance in the cultivation, transportation, storage and milling of paddy, operation of a shop, a station for the sale of fuel and lubricants and the acquisition and operation and servicing of agricultural machinery.

70. In the Community Zone area of Lesbeholden sites have been reserved for Local Government services, including Social Welfare and a recreation ground. Sites have also been reserved for Churches and services to be provided by the Health, Police, Public Works, Drainage & Irrigation, Co-operative, Education, Post and Telecommunications and Agriculture Departments as well as for the various activities being undertaken by the Co-operative Society with the guidance of the Co-operative Department. The plan of the layout of the Community Zone has been prepared by the Planning Officer, Housing Department in consultation with the Land Development and other Departments concerned. Similar action is being taken in respect of the Community Zones in the other three sections of the Polder.

71. In addition and outside of the Community Zone in Lesbeholden a site has been allocated to the Co-operative Society for a paddy storage bond and a rice mill and another site to the Agriculture Department where a pure line seed paddy bond is being constructed and will be operated by the Agriculture Department.

72. A one man Police Post and Pound for the detention of stray cattle have been established in the Lesbeholden Community Zone while the Department's headquarters have been established on the public road at Tarlogie, i.e. outside of the Polder and near the centre of the front of it.

73. A Colonial Development and Welfare Grant of \$304,689.60 for the development of the Lesbeholden Section of Black Bush Polder was approved under Scheme D 4228 on the 16th May, 1960, on the basis of 90% Colonial Development and Welfare assistance and 10% other sources. Development expenditure under this Scheme amounted to \$140,000.00 (provisional) and Revenue \$20,327.00 (provisional).

74. Clearing, layout and development of the other three Sections of Black Bush Polder (Mibikuri, Joanna and Yakusari) is proceeding with the aim of allocating homesteads and rice plots to approximately 950 more settlers by March/April, 1961 to permit of the cultivation of an Autumn Crop during that year. A Colonial Development and Welfare Grant of \$885,360: for the development of these three sections was approved under Scheme D 4533 of the 15th November, 1960, on the basis of 85% Colonial Development and Welfare Assistance and 15% other sources.

FINANCE

75. Recurrent expenditure on the Department as a whole for the year under review amounted to \$489,655: as compared with \$512,136: for the previous year.

76. The following statement sets out the revenue and recurrent expenditure for 1960 for the various settlements:-

Operation and Maintenance

<u>Existing Settlements</u>	<u>Revenue</u>	<u>Expenditure</u> <u>1960</u>
	\$	\$
Anna Regina Land Settlement (Arrears collectable)	85,636 30,754	94,727
Government Estates, West Demerara (Arrears collectable)	13,603 9,258	36,410
Vergenoegen Land Settlement (Arrears collectable)	23,227 76,738	44,805
Vergenoegen Rice Factory (Arrears collectable)	245 2,450	Nil
Cane Grove La Bonne Mere Land Settlement (Arrears collectable)	60,556 33,520	83,417
Charity/Amazon Land Settlement (Arrears collectable)	3,343 5,256	8,532
Onverwagt Land Settlement (Arrears collectable)	32,500 15,058	34,333
<u>New Land Settlements in Process of Development</u>		
Garden of Eden Land Settlement (Arrears collectable)	301 5,465	10,371
	/ <u>Mara</u>	.....

Operation and Maintenance (Cont'd).

<u>Existing Settlements</u>	<u>Revenue</u>	<u>Expenditure</u> <u>1960</u>
	\$	\$
Mara Land Settlement (Arrears collectable)	7,047) 23,224)	66,615
Black Bush Polder (Arrears collectable)	20,355 19,061	-

Operation and Maintenance of Agricultural Machinery

<u>Settlements</u>	<u>Revenue</u>	<u>Expenditure</u> <u>1960.</u>
	\$	\$
Anna Regina Land Settlement (Arrears collectable)	79,003 289	80,487
Vergenoegen Land Settlement (Arrears collectable)	28,801 14,400	20,593
Cane Grove-La Bonne Mere Land Settlement (Arrears collectable)	4,017 24,514	9,365

77. A comparative statement of revenue and expenditure for the years 1959 and 1960 in respect of the operation and maintenance of settlements and of agricultural machinery is provided in Appendix II.

78.1 Expenditure on the operation and maintenance of the settlements at Anna Regina, Cane Grove-La Bonne Mere, Vergenoegen, Charity/Amazon, and of Government Estates, West Demerara, exceeded revenue by \$81,526 as compared with \$128,401 in the previous year. In this connection it should be stated that the actual revenue due from these settlements during the year under review amounted to \$341,891 of which \$186,365 were collected and \$155,526: remained as arrears to be collected during the forthcoming year.

78.2 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

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 were brought into effect during 1958 at Cane Grove Land Settlement.

79. At 1st January, 1960, loans made to settlers in previous years representing advances to tenants, agricultural machinery hire charges and loans for the construction of houses totalling \$192,296: were outstanding. Repayments during the year amounted to \$7,808:

80. Development expenditure incurred during the year amounted to \$278,082 as compared with \$389,978 in the previous year as follows:-

	1959	1960
	\$	\$
<u>1. Improvement and Expansion of Existing Land Settlement Schemes.</u>		
<u>Essequibo Estates (Anna Regina)</u>		
Extension of Rice Cultivation	20,644	} 46,666
Establishment of New Cattle Pasture	Nil	
Establishment of Dairy Farm	Nil	
<u>1. Improvement and Expansion of Existing Land Settlement Schemes -</u>		
<u>(C.D.&W. Schemes D 3682 and 3682 A)</u>		
<u>Essequibo Estates (Anna Regina)</u>		
Improvement of Drainage	22,792	} -
Layout of Residential Area	9,884	
Development of Provision Farm Lands - Third Depth	5,679	
Development of Second Depth - Devonshire Castle/Walton Hall	Nil	
<u>Cane Grove-La Bonne Mere Land Settlement</u>		
Improvement of Dairy Farm Area.	7,949	} 3,663
Improvement of Communal Pasture.	-	
Layout of Residential Area	-	
Surveys	63	
	/ <u>Vergenoegen</u>	

	1959	1960
	\$	\$
<u>Vergenoegen Land Settlement</u>		
Extension of Rice Cultivation - C.D.&W. Scheme No. D 2321	-	-
Extension of Cultivation Savannah Area	17,783	13,399
Improvement of Communal Pasture and Grazing Area	10,518	-
Metalling of Streets	3,204	-
Vergenoegen Rice Mill - Extension of Drying Floor	-	-
Improvement of Drainage - Greenwich Park	14,889	-
Extension of Dairy Farm - Barnwell	-	-
Surveys	5	-
<u>Charity/Amazon</u>		
Metalling of Streets	-	-
Extension of Market Shed	3,323	-
<u>Cane Grove and Vergenoegen Land Settlements</u>		
Purchase of Washing Machines for Agricultural Machinery	-	-
Rural Re-housing	-	-
2. <u>Equipment of Workshops on Land Settlements</u>	1,097	-
3. <u>Development of Garden of Eden East Bank Demerara (C.D.&W. Scheme D 3187).</u>	55,947	30,639
4. <u>Development of Pln. Mara cum annexis East Bank Berbice (C.D.&W. Scheme No. D 3188 A and B).</u>	211,870	69,413
5. <u>Development of Pln. Onverwagt, West Coast Berbice.</u>	-	-
6. <u>Purchase of Land for Land Settlement purposes</u>	-	-
7. <u>Preliminary Investigation re Suitability, etc.</u>	251	363
8. <u>Erection of Bonds for Pure Line Seed Paddy</u>	4,080	-
9. <u>Development</u>		

2013

	<u>1959</u>	<u>1960</u>
	\$	\$
9. <u>Development of Black Bush Polder - Lesbeholden (C.D.&W. Scheme D 4228).</u>		
1. Capital	-	47,604
2. Other Charges	-	2,013
3. Personal Emoluments	-	4,068
10. <u>Development of Black Bush Polder - Mibikuri, Joanna and Yakusari (C.D.&W. Scheme D 4533).</u>		
	-	60,254
Total	<u>\$389,978</u>	<u>\$278,082</u>

SURVEYS AND LAYOUTS

81.1 Surveys were carried out during the year at Vergenoegen and Anna Regina Land Development Schemes, Esse- quibo, and at the Lesbeholden Section of Black Bush Polder, Corentyne.

81.2 In addition to the above surveys, work where necessary was carried out on replacement of missing paals.

GENERAL

82. With reference to paragraph 67 of the Report for 1959 the following is the position:-

(1) Future Administration of existing and new Land Settlements

Detailed proposals submitted by the Department for the withdrawal of the Land Development Department from existing Government Land Settlements are under consideration by the Ministry of Natural Resources.

(11) Land Clearing

The question of increasing the rentals of settlers by the interest charges on the capital expenditure is still the subject of correspondence with the Ministry of Natural Resources.

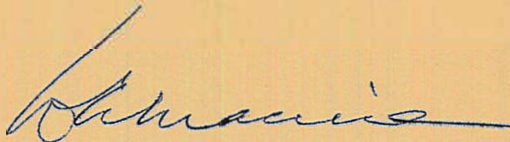
(111) Tenure

In 1959 Government decided that titles to be issued should be by way of leases issued in

/ respect

respect of Small Holdings on Colony Lands and for Crown Lands for Agriculture and Grazing purposes at various rentals.

83. 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.

A handwritten signature in blue ink, appearing to read 'W.A. Macnie', written in a cursive style.

W.A. MACNIE.

Director of Land Development.

APPENDIX I

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

Use	Anna Regina		Government Estates		Vergenoegen		Cane Grove/ La Bonne Mere		Onverwagt	
	1959	1960	1959	1960	1959	1960	1959	1960	1959	1960
Rice Cultivation	3754	3940	2105	2105	1785	1785	3572	3572	4800	5200
Ground Provision	28	-	353	353	223	223	795	795	-	-
Cane Cultivation	-	-	74	74	-	-	-	-	-	-
Coconuts	20	-	-	-	-	-	273	273	-	-
House Lots	170	180	201	201	48	48	100	100	-	-
Dairy Farming	249	205	40	40	155	155	445	511	-	-
Pasturage	942	779	656	656	1334	1334	1300	1099	400	-
Miscellaneous	-	626	417	417	50	50	748	883	800	800
Undeveloped	4378	3811	-	-	-	-	-	-	-	-
Total Acreage of Settlement	9541	9541	3846	3846	3595	3595	7233	7233	6000	6000

APPENDIX II

Comparative Statement of Revenue and Expenditure for the years 1959 and 1960

Settlement	Revenue		Recurrent Expenditure	
	1959	1960	1959	1960
<u>Operation and Maintenance of Land Settlements</u>				
Anna Regina	41,959	85,636	89,332	94,727
Government Estates, West Demerara	9,439	13,603	36,576	36,410
Vergenoegen	22,425	23,227	42,324	44,805
Vergenoegen Rice Factory	8,886	245	13,498	-
Cane Grove-La Bonne Mere	71,190	60,556	92,602	83,417
Charity/Amazon	3,577	3,343	11,545	8,532
Onverwagt	35,683	32,500	42,117	34,333
<u>New Settlements in Process of Development</u>				
Garden of Eden	-	301	48,586	10,371
Mara	18,361	7,047	-	66,615
Black Bush Polder	-	20,355	-	-
<u>Operation and Maintenance of Agricultural Machinery.</u>				
Anna Regina	91,834	79,003	81,191	80,487
Vergenoegen	33,894	28,801	23,121	20,593
Cane Grove-La Bonne Mere	22,581	4,017	31,244	9,365
TOTAL	\$359,829	\$358,634	\$512,136	489,655