

1885.

NEW ZEALAND.

CROWN LANDS DEPARTMENT

(REPORT UPON THE) FOR THE YEAR ENDED 31st MARCH, 1885.

Presented to both Houses of the General Assembly by Command of His Excellency.

The SECRETARY for CROWN LANDS to the Hon. the MINISTER of LANDS.

SIR,—

General Crown Lands Office, Wellington, 19th June, 1885.

I have the honour to forward the annual report and returns of the Crown Lands Department for the twelve months ended the 31st March, 1885.

I have, &c.,

JAMES MCKERROW,

Secretary for Crown Lands.

The Hon. John Ballance, Minister of Lands.

REPORT.

THE business of the Land Department for the twelve months ended the 31st March, 1885, has, like that of several of the preceding years, been mainly in the disposal of Crown lands on settlement conditions. The sales for cash, in respect of the area disposed of, have been much less than those on settlement conditions. The principal interest of the year's transactions necessarily centres in the results of the latter mode of disposal. But, before dealing with these and other subjects of report, the following statement will show in concise form the areas and classes of land disposed of, and the other general results of the twelve months.

Land sold on immediate payments—

	A.	R.	P.	Purchases.	Scrip.	Cash received.
					£ s. d.	£ s. d.
Town lands	120	1	32	438	1,472 14 8	82,110 8 2
Suburban lands	903	1	20	190		
Rural lands	64,975	0	34	614		

Land sold on deferred payments—

	Acres.	Selectors.	
Agricultural	61,712	619	88,579 8 3
Pastoral	8,027	2	
Village settlement	499	85	

Agricultural leases on gold fields—

2,932 acres, leased to 24 selectors—rents from these and from selections current from former years	2,723 12 2
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Perpetual leases—

24,410 acres, leased to 111 selectors—rents received	2,349 14 11
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Homestead—

5,628 acres, selected by 31 persons	Nil.
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Pastoral rents—

From 11,384,603 acres, held in 1,232 leases	168,300 1 11
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Miscellaneous—

Coal and mineral leases, royalties, timber licenses, &c., about	13,478 2 6
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Total	£357,541 7 11
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LAND SOLD.

There has been less Crown land sold for cash during the twelve months than during any former similar period. This is not due to any want of purchasers, for whenever the opportunity has been given of buying good accessible land it has been readily availed of: the real reason is that the choice of suitable land has been very much curtailed, partly by former selections, partly for want of roads to open up what is left, and in a very considerable degree by the extensive areas, amounting to several million acres, withheld from disposal, either on cash sale, or settlement conditions, in connection with railway proposals. Another reason for the paucity

of sales is that several of the Land Boards, with whom by law the power of sale rests, have virtually decided not to sell any rural lands for cash, except perhaps some odd sections or fragments of blocks to complete a property. Further, the educational, harbour, and other endowments have absorbed large blocks, which, although in most cases prepared for sale and sold by the Land Department, do not appear in the returns. Thus, quite recently, the sale of 9,951 acres of the Napier High School endowment, Wairoa, Hawke's Bay Land District, fetched £10,579 15s. But neither this nor other similar sales of public lands can now be shown as Crown lands. These several causes co-operating have diminished both actually and apparently the usual return of Crown lands sold for the twelve months.

RESERVES.

1. Thirty-three education reserves in the North Island, comprising a total area of 17,813 acres 2 roods 13 perches, were gazetted during the twelve months ended the 31st March, 1885, in terms of sections 19 and 20 of "The Education Reserves Act, 1877."

2. Two forest reserves, embracing 476 acres, were gazetted under the 144th and 145th sections of "The Land Act, 1877." This, with what was reserved in the two previous years, makes a total area of 594,051 acres of forest reserve. For the most part these reserves are on the tops and sides of hills and at the sources of streams, the object in making them being to preserve the natural conditions of the water-supply of the country, and also to prevent landslips on the steep sidling hills in such places, for instance, as the Manawatu Gorge. No reserves are made in the valleys or undulating country suitable for settlement, except where a clump of totara or other valuable timber exists.

3. Twelve plantation reserves, covering 730 acres, have been made during the year. Nearly the whole of this area is in Canterbury, making, with former reserves in that provincial district, an area of 25,324 acres set aside for the planting of forest-trees. This, together with twenty-five strips of an aggregate area of 1,588 acres in the interior of Otago, and an area of 163 acres in Auckland Land District, comprises all that has been reserved in the colony as yet for public plantations.

4. Other 247 reserves, absorbing 5,549 acres, have been gazetted for recreation, protection of river-banks, quarries, municipal and town district endowments, sites for schools, public buildings, lighthouses, pilot and signal stations, and the other purposes enumerated in the 144th section of "The Land Act, 1877."

SETTLEMENT CONDITIONS.

In the twelve months ended the 31st March, 1885, there have been 842 selections, of an aggregate area of 105,359 acres, under the various systems of deferred payments, perpetual lease, agricultural lease, homestead and village settlement, of which twenty-one selections and 4,363 acres were in the Otago education reserves; and thirty-six selections, covering 6,314 acres, in the Native reserves, West Coast, North Island.

This is a very good year's return; for, although not up to that of the previous year, it compares favourably with the other preceding years. The steady and continuous accession of settlers year after year is not to be taken as the full measure of the demand for land on settlement conditions: it is, in reality, more the measure of the supply of suitable lands which have, by survey and the opening and formation of road-lines, been got ready for selection in each year.

There is never any lack of selectors. For the settlement conditions open to the hardy and thrifty settler so hopeful a prospect of attaining comfort and competence after a few years of persevering labour that whenever a block of land is opened there are more applicants for the choice sections than can be supplied. In the very encouragement, however, which the deferred-payment system holds out to settlers in obtaining land there is inherent the drawback to the system of its inducing persons to take up land who, either from lack of means or knowledge, or perhaps both, fail of success. Still, the number of forfeitures is comparatively very small. The capitalization of unpaid instalments of price is a great boon to those who through adverse circumstances find the half-yearly payments of principal a burden. During the year 383 selectors, holding 51,572 acres, availed themselves of this mode of relief, which is simply lending the settler money at 5 per cent., and allowing him to pay up the principal at any time he may choose within fourteen years of the date of his license to occupy the land. In Table No. 9 it will be seen that on the 31st March there were 4,227 selectors, holding on settlement conditions 578,428 acres; of these 1,190, holding 240,383 acres, were in arrear a sum of £32,481 16s. 6d. due on instalments and rent, or an average indebtedness of £27 6s. each.

This at first sight may appear very unsatisfactory; but when it is explained that three-fourths of those in arrear are only so for the six months' payment in advance due on the 1st January last, the matter takes a different aspect. It has become a sort of understanding with several of the Land Boards that if the instalment is paid during the currency of the six months for which it is due, no serious notice will be taken of the default. In this way the payments keep coming in, month after month; and since the 31st March, the date of the return referred to, the number in default has materially diminished. In the Otago Land District, where there has been nearly as much settlement on the deferred-payment system as in all the rest of the colony, the Land Board recently investigated the 416 cases in default on the deferred-payment system in that land district, when it was found that, with the exception of about twenty, all were likely to meet their engagements.

In 1873 the deferred-payment system was inaugurated in its residence and improvement conditions, and has long since passed the stage of doubt as to its excellent adaptation to the settlement and improvement of the country. Further experience shows, however, that this is not always so permanently attained as it should be; for it must be admitted that advantage has been taken of the system to traffic in lands as a speculation. Thus, in bush land, where residence has hitherto for the most part been allowed to be optional, and the selector had also the right of purchase, at the end of three years, the selector has in some cases never taken root at all, but has used these facilities to

pass the land on to some one who had the means and the disposition to aggregate a large estate. A partial check has been given to this in future, by the legislation of 1884, postponing the right of purchase to six years from date of license. It is worthy of consideration if residence on bush lands should not also in most cases be made compulsory, say, after the first two years. As the law stands it is simply a matter of administration whether residence is made optional or compulsory on the selector in bush land. In open lands residence is compulsory after the first six months and up to the end of the sixth year from date of license. Referring still further to the transfer and aggregation of lands obtained from the Crown on deferred-payments, it may appear at first sight narrow and arbitrary to seek to control the size of holdings within any defined limit; but it has to be borne in mind that the deferred-payment system is specially designed to establish communities of settlers that will be mutually helpful to each other in subduing the wilderness, in the support of church, school, post-office, the village tradesman, and the other requirements of civilized life. If a few speculators are allowed to mar this fair purpose by abusing the system in taking up land merely to sell out and give facilities for the interposition of large estates, making the settlers a straggling instead of a compact body, it is manifest that the end sought is in a great measure frustrated, for the few cannot cope so successfully with the road and other local matters requiring co-operation as the many. The perpetual-lease system, pure and simple, seems to meet the case, for, while it gives perfect security of tenure and of improvements, and allows of transfer, the cardinal principle is maintained that the land is never sold, and aggregation of leaseholds must stop at the maximum of 640 acres.

THE PERPETUAL-LEASE SYSTEM.

Within proclaimed goldfields this system is, as its name imports, a lease of Crown lands in perpetuity, with adjustment of rent at intervals, the first term being for thirty years, and subsequent terms twenty-one years. Within the ordinary land districts of the colony the same terms are in force, but with the right of making the land freehold by purchase if the option is exercised before the end of the eleventh year from date of lease. During the year 121 persons have leased 26,711 acres, of which 111 were on Crown lands, taking 24,410 acres at an average rent of a little over 1s. 7d. per acre, or a capital value of £1 12s. The other ten leases were on the educational reserves, Otago—six in the primary education reserves, and four in the Dunedin High School endowment, Strath Taieri—comprising a total area of 2,301 acres, at an average rental of 2s. 8d. per acre, or a capital value of £2 13s. 4d. per acre. Since the introduction of the system in May, 1883, there have been up to the 31st March, 1885, 253 leases taken up, comprising 52,596 acres, of which 181 leases and 42,460 acres are in goldfields, and therefore held truly on perpetual lease. Between the 31st March and the 15th June 45 more leases, covering 8,472 acres, have been taken up, making a total of 298 leases and 61,068 acres within the two years the system has been in operation. As a proof of the acceptance of the perpetual-lease system with settlers, it may be mentioned that there are frequent applications made to the Land Offices to have certain sections brought under it, so that the land may be held under that tenure.

VILLAGE SETTLEMENTS.

During the year eighty-five settlers took up on deferred payments an area of 499 acres, or a mean of about six acres each. This class of settlement has been very successful during the past few years in establishing several hundreds of the better class of labourers and their families in homes of their own, in circumstances of comparative ease and comfort, within a short space of time. Thus, at Orari, Canterbury, where the land was only opened in 1881, there are now forty-eight holdings, on 403 acres of land. Similarly, at Beaconsfield, about four miles from Timaru, there have been, since September, 1883, no less than thirty-two families settled on 394 acres. In both places the settlers, in the erection of houses, fencing, and cultivation, have made marvellous progress, converting open wastes of brown-tussock land into thriving country-sides. The land was sold on the usual village-settlement conditions of residence, improvements, and payment in ten half-yearly instalments. The price of the Orari land was fixed at £10 an acre, and that of Beaconsfield at from £12 to £15, with no advance on price, duplicate applications for the same land being determined by lot. One important element in the success of village settlements is their being situate in good farming districts, or not very far from a township, so that the settlers may have a chance of occasional employment and of a market. These conditions existed in the two cases adduced, from the fortunate circumstance of reserves of Crown lands being available. Ordinarily, however, in selecting village sites, as in selecting sites for towns, the favourable conditions have to be anticipated, and reserves made to meet the future progress of the country.

In the happy gradation of village lots up to twenty acres, of small farms up to fifty acres, of deferred-payment farms up to 320 acres, of perpetual-lease farms up to 640 acres, the stepping-stones to competence and independence are made sure to the thrifty and industrious, and are now being availed of by thousands of settlers.

But in the deferred-payment system there is, as already mentioned, the future danger of amalgamation of properties and the undoing in a measure of all the care and expense the colony has been to in the survey and settlement of districts on that system. It is worthy of consideration if it would not be well, having once carefully fixed on the areas to be offered for occupation on settlement conditions, to determine that in future the area of holding should be fixed within the definite limits of acreage according to class, and be all on the tenure of perpetual lease. In this way, while every facility of transfer would be allowed settlers, there would be maintained a gradation of village lots, small farms, moderately-sized farms, and large farms, the advantages of which to a country have been so ably referred to recently in the *Nineteenth Century** by the Duke of Argyll and Lord Napier and Eittrick, in their controversy on the crofter question and the depopulation of the Highlands of Scotland.

* See numbers for November, 1884, and January, 1885.

SPECIAL SETTLEMENTS.

In "The Land Act 1877 Amendment Act, 1879," sections 24 and 25, power is given to set apart blocks of rural land for special settlement, and fix the terms and conditions upon which the lands shall be disposed of. Hitherto these powers have only been exercised in respect of Te Puke Settlement, promoted by Mr. Vesey Stewart, and Te Aroha Settlement, of Messrs. Grant and Foster, both proceeding on the basis of the promoters introducing settlers from abroad. By Orders in Council of November, 1884, and March, 1885, a general set of regulations for the formation of special settlements was issued, granting to any association of persons not less than twenty-five, desirous of settling on Crown lands adjacent to each other, the privilege of arranging with the Government for a block of land, in terms of certain general conditions set forth, the principal of which are payments by half-yearly instalments extending over ten years, and compliance with the usual residence and improvement conditions of the deferred-payment system, with this difference in the matter of residence, that the selector may fulfil that condition by a registered substitute. The object of this is, that, while the principle is maintained of residence being made compulsory on every section, it meets a difficulty which has long been felt in the case of persons in trade or resident in towns desirous of having improved land to retire to after a time, but who cannot avail themselves of the deferred-payment system because of the residence conditions, and yet are willing to expend their savings in effecting the improvements required through the agency of another.

The minimum of persons required to form a special settlement was purposely fixed at not less than twenty-five, so that in opening up a new district there would be likely to be a sufficient number of families to support a school, form a Road Board, and attend to other local and social matters. The opportunity of acquiring land under the special-settlement regulations has been largely availed of.

Thirty associations representing about 2,000 members have applied for 203,900 acres; but, as several selected either the same land, or land not yet in possession of the Crown, the actual results so far, are the applications of twelve associations accepted, absorbing 93,200 acres. No member is allowed to have a greater area than 150 acres, and the average selection is not to exceed 100 acres in each settlement. While the principle of association enables persons of like tastes to hive off together, and who, no doubt, feel confidence in each other, yet care has been taken to bring the settlers after the first yearly payment into direct communication individually with the Land Department, so that each may feel sure of his land on fulfilment of conditions, irrespective of any failure of the association or of its members.

CROWN LANDS HELD ON PASTORAL LEASE OR LICENSE.

There were no sales of pastoral leases during the year of any importance, for although 101 runs; aggregating 723,653 acres, were disposed of, they were mostly in back high-lying country, and only realized a rent of £4,978, or about 1½d. an acre. The wise policy of giving large areas of this rough country on long leases has now been adopted by the Land Boards. The letting of such country has also been much facilitated by section 22 of "The Land Act 1877 Amendment Act, 1884," providing that, once a run has been offered at auction and not sold, the lease may be offered for sale on application at the upset price, after thirty days' public notice thereof has been given.

Although the £168,300 received from run-rents is nearly £43,000 more than the sum received last year, it still falls short by about £8,000 of the actual amount of rent for which the pastoral leases now current are let. The explanation of the apparent deficiency is that, on account of the advance payments made at the sale of sixty-seven Otago runs on the 27th February, 1883, only one half-year's rent of those runs was payable within the twelve months ended the 31st March, 1885. Next year all the highly-rented runs will pay a full year's rent, so that the revenue next year may be expected to be greater for that reason.

About 50,000 acres in Otago, and 16,000 acres on the borders of the land districts of Auckland and Hawke's Bay, surveyed for the most part into small runs, now await disposal. It is all low-lying winter country, and the Otago portion especially is very valuable sheep country, with considerable capacity of improvement.

FOREST-TREES PLANTATIONS.

During the year land orders to the value of £3,049 6s. 6d. have been issued under the Forest-trees Planting Encouragement Acts of 1871 and 1872, in favour of twelve landowners, who had planted on their estates 762 acres 1 rood 15 perches in terms of the regulations. Up to the 31st March, 1885, seventy-seven land orders, of a value of £17,216, have been issued, representing an area planted of 4,304 acres; and there are several applications for land orders now before the department for consideration, and others are maturing.

Fully three-fourths both of land orders issued and of areas planted belong to Canterbury. While it is very pleasing to observe the beauty and warmth which the plantations give to the formerly treeless plains of Canterbury, especially in the Ashburton and Selwyn counties, it cannot be said that the result is due to any very appreciable extent to the Forest-trees Planting Encouragement Acts: it has been accomplished, so far as the landowners have helped, mainly because it was their interest to have shelter for stock, and also from a desire to adorn their estates.

The Planting Board of Canterbury, as will be seen from the report of Mr. E. J. Wright, the chairman, in Appendix No. 1, has, during the year, sown with gum and wattle seed 266 acres, and planted 100½ acres and prepared for planting by ploughing 180 acres more. In all, the Board has planted about 1,500 acres in six years—a very great work, executed at a minimum cost, because the members of the Board, through public spirit, have taken great interest in it, and have given their valuable experience and direction gratuitously.

The reports in Appendices Nos. 2 and 3, from the Lake and Maniototo counties, Otago, show the important work that is being done in the treeless region of inland Otago to provide the settlers with the ready means of sheltering and adorning their properties by tree-planting.

AGRICULTURE.—SUBTROPICAL AND OTHER INDUSTRIES.

In accordance with the practice of the department in procuring and disseminating information bearing on the introduction of new agricultural industries suitable to the varied soils and climate of New Zealand, three thousand copies of an interesting pamphlet on orange and lemon culture, by Mr. Aldredton, was issued during the year, and extensively distributed; a perusal of which shows that, while great care has to be observed in the culture of the orange even in New South Wales, where the cultivation is now well established, the portion of the colony north of Auckland, comprising about three million acres, is pre-eminently well adapted for that profitable industry, as, indeed, the produce of a few trees here and there in private gardens already well attest.

Through the agency of another specialist, Mr. Federli, a great deal of information was afforded the public during the last few years in the cultivation of the olive, the vine, the mulberry, and silk culture, with the result that many settlers in both Islands have turned their attention to those industries. With the view of insuring to settlers a sufficient supply of plants, inquiries were made of nurserymen last year on what terms they would grow plants in quantity for sale and distribution, subject to a price. The result of the inquiry showed that it was best to leave the matter to the law of supply and demand. Mr. Federli, who has recently settled at Hokianga to engage practically in these industries, can still be called on by the department to visit districts, and advise settlers who may require practical information in a cultivation which the majority of the colonists, coming as they do from the colder climate of the British Islands, have no knowledge of, and are apt to get discouraged for want of a little guidance at the needful time.

A good deal is being done in a quiet way in the introduction and cultivation of subtropical industries, and in connection with this it is a pleasure to refer to the report this year of the Inspector of Native Schools, Mr. James H. Pope—E.—2, 1885, page 4—where Mr. Von Stürmer, Resident Magistrate of Hokianga, states: "I observe, in visiting the different schools, that the mulberry and olive trees supplied by the Government are thriving very well indeed." And, again, at page 14 Mr. Pope states: "The work of introducing useful plants into Native districts is being steadily carried forward. The mulberry and olive trees sent to Native schools are nearly all doing well. This year black wattle seeds and arrowroot plants are being distributed, and to favourable localities a few date-palms. Ceratonias (carob bean) and cinchona plants will shortly be forwarded. Arrangements are being made to secure other suitable plants for next year. By such means it is hoped that in a few years most of the Native-school glebes will contain trees and plants that are likely to be useful to both Natives and Europeans residing in the several districts."

LINSEED.

In the southern districts of New Zealand, where the natural conditions are more like those of the Home-country, the cultivation naturally takes to cereals, root-crops, and grasses. But there is need for more variety of products there as well; and when Mr. Frederick Singer, a German gentleman who introduced an expensive plant of machinery for the manufacture of linseed oil and oil-cake, but failed to induce the farmers to grow the raw material in quantity, applied to the department to assist him by allowing the use of a piece of Crown land for cultivation, he was offered a piece at Hindon on yearly license, which he accepted as suitable for the purpose, although it is about 1,200ft. above sea-level. He has had it for two years, and has expended a considerable sum in fencing and preparing the ground. Last season he had 530 acres under linseed, an account of which will be found in Mr. Singer's report to the Commissioner of Crown Lands, Otago, in Appendix No. 4. Most unfortunately, the crop was recently burned in the stack; but this will not wreck the enterprise, regarding which further interesting particulars by Mr. Maitland will also be found in same Appendix.

The products of common flax or lint, as is well known, are the oils used in mixing paints and varnishes, oil cake for feeding cattle—and no food fattens so quickly—while the straw may be used in the manufacture of linen, sailcloth, twine, and paper. The introduction and cultivation of this valuable plant is well worthy of every encouragement, affording as it does such varied products, and developing both agricultural and manufacturing industry.

GRASSES.

Certain progress has been made by Mr. Thomas Mackay with the work on grasses and forage-plants best suited for agricultural purposes in New Zealand, which was referred to in last year's report; but, owing to a pressure of work in connection with his other official duties, he has had virtually to lay aside the work for a time, but hopes to resume it before long, and complete the first part probably within the current year.

FORESTS.

Professor Kirk for several months past has been engaged in examination of the natural forests of the colony, with a view to reporting on the best means for their conservation and future management. The drawings to illustrate the report are now being prepared by the Survey Department.

FISHERIES.

Mr. James Rutland, Crown Lands Ranger, Marlborough, prepared a report on sites for fishing-stations in the Pelorus and adjacent sounds. His recommendations have been given effect to by reserving the Crown lands at the places selected as suitable. The report has been published in papers relating to the development of colonial industries (H.—15, 1885).

THERMAL SPRINGS.

Reference was made in last year's report to the hot springs at Hanmer Plain, Amuri District, Middle Island, and to Mr. Gordon's description of the bathhouse, water-supply, enclosure of grounds, and other works. Although the journey to Hanmer Plain is still attended with consider-

able trouble and fatigue, which, it is to be hoped, will soon be greatly lessened by the opening of the railway to Red Post and the bridging of the Waiau River, yet the bathhouse and the other conveniences just mentioned, and the growing celebrity of the springs in affording relief to those using them afflicted with rheumatism and skin-diseases, have caused a great accession of visitors. The care-taker, Mr. Stewart, reports 1,428 names in the visitors' book from the 30th July, 1884, to the 31st May, 1885; and from the 1st September, 1884—when a charge of 1s. began to be made for the use of the baths and swimming-pool—up to the 31st May, 1885, a sum of £45 16s. 6d. was collected. The great success attending Mr. Gordon's plan of raising the temperature of one of the springs by enclosure from an average of 92 degrees Fahr. to 117 degrees, and then conducting the water a distance of 240ft. to the bathhouse without sensible loss of heat, has induced the necessity of applying the same plan to the other spring, which supplies two of the baths; for, although naturally hotter than the other, it is now considerably less so in the bathhouse, and visitors as a rule prefer the two hottest baths, to the neglect of the two supplied from the spring referred to. It has been decided to raise its temperature also by the same means as was found so effective in the other case. At the same time the discharge-pipe from the baths will be enlarged considerably, so as to provide against an increase in the number of baths, likely to be required before long, and so save disturbing the grounds at a future time by opening drains. The belt of plantation-ground which was trenched and drained last year is now being planted with young trees. The accommodation for visitors is at present very imperfect and inconvenient; but the making of better provision in that respect may safely be left to private enterprise. The cost of the works in connection with the springs has been £2,036. It will prove a very profitable investment of public money, both directly and indirectly—directly in the revenue from the springs and the enhanced value given to the reserve of 2,560 acres, and indirectly by the constant stream of visitors that will travel to and fro by the railway from Christchurch to Red Post.

The more celebrated hot springs of Rotorua, although on Native lands, are, so far as the erection of baths and other arrangements are concerned, entirely under the control of the Government. It will therefore be of interest to mention that they and the other wonders of Rotorua, Rotomahana, and Taupo, are becoming every year more and more the resort of travellers and invalids from all parts of the world. Mr. Johnson, the Government Agent at Rotorua, has kindly reported that his estimate of the number of visitors to Rotorua last summer season was 1,300; and he gives the following statement from the records of the pavilion, Rotorua, showing that the baths are being extensively and increasingly frequented:—

Fees received for Use of Rotorua Baths.

	£	s.	d.
At 6d. per bath, or 4s. for a dozen baths—			
1882. 17th May to 31st December... ..	27	15	6
1883. 1st January to 30th June	35	14	0
1883. 1st July to 31st December	21	16	0
In March, 1884, fee raised to 1s. per bath, and 6s. per dozen baths—			
1884. 1st January to 30th June	73	3	0
1884. 1st July to 31st December	65	19	0
1885. 1st January to 31st May	117	1	0

The cost of the Rotorua bathhouses, hospital, and other buildings has been, including contracts entered into, about £8,300. A further expenditure of, say, £3,000 will be necessary to bring in a supply of cold water, which can easily be done by gravitation from the Puarenga Stream, about three miles distant. The water is wanted for town supply, for shower-baths similar to those at Hanmer, and very much for irrigation of grounds, so as to have their existing parched appearance transformed into a refreshing aspect of green lawns and paths shaded by trees.

At Te Aroha there are hot springs on a reserve of Crown lands, which have been much resorted to since a bathhouse was erected about two years ago. The cost of buildings, fencing, and tree-planting has been £900; and the Domain Board, in whose charge the baths and grounds are vested, estimate that a further sum of £2,300 is necessary for further extension of bathhouses, waiting-rooms, cold-water supply, and other accessories, and for the proper laying-out and adorning the grounds, which cover twenty acres. On the opening of the railway from Morrinsville to Te Aroha next summer, there will then be direct rail communication with Auckland, and a great increase, no doubt, in the number of visitors to the hot springs of Te Aroha. The copy of a recent report and analysis of the hot springs of Te Aroha, furnished by Mr. J. A. Pond, of Auckland, to the Domain Board, will be found in Appendix No. 5.

ROADS AND WORKS TO OPEN UP LANDS BEFORE SALE.

Now that the available Crown lands are either very much under bush, or, if open, are back-lying or otherwise difficult of access, the necessity of opening them out by roads before settlement is obvious. It is essential to the spread of settlement that this work be prosecuted with steady vigour on a comprehensive plan, having regard to the topography of the country and the bringing forward year after year a series of blocks for selection. On this plan such roads in the Auckland Land District as Gisborne *via* Ormond to Waiapu, Gisborne to Opotiki, Gisborne to Wairoa, Kawakawa *via* Kaikohe to Victoria Valley, and others, have been prosecuted during the present and last few years.

Hawke's Bay.—A cross-road of about fifty miles from Tahoraite to the East Coast at Waimate, to open up the Tautane Block of sixty thousand acres, now partly under sectional survey; also roads in Maharahara and Umutuaro Blocks, the first settled a few months ago, and the second now under survey for two special settlements.

Taranaki.—The improvement of the Eltham Road from the Opunake end and leading into an excellent surveyed block of 15,000 acres; also some other minor roads into the ironsand block and Crown lands east of Mountain Road.

West Coast Land District.—The improvement of access to the Momahaka Block and the exploration of a road to the back-country up the Patea River.

Wellington.—Principally the further clearing of road-lines in the Forty-mile Bush, preparatory to the recent disposal of 9,564 acres, chiefly on deferred payments and perpetual leases, and the exploration and lining-out of the best road-lines to give access to the special-settlement blocks; also the extension of the Kimbolton Road in the Waitapu Block.

Nelson.—The bridge-works at Takaka, under the direction of the District Engineer, on the line of road, Motueka to Collingwood. The main line *via* Tadmor to Hope, in Buller Valley, stopped since land was withheld for East and West Coast Railway.

Westland.—Road from coast-line to join main line at Moeraki. Surveys and specifications prepared for formation of that portion of main line Hokitika to Jackson's Bay at Cook River.

Canterbury.—Eyre Water-race completed very satisfactorily by Mr. Dobson, the surveyor to Oxford Road Board. Takes water on to 10,000 acres of Crown lands, making it greatly more fit for settlement. On deferred payment, 2,400 acres were offered and 1,800 acres taken up, at from £2 to £3 10s. per acre. Water-race also of great general benefit to district. Also, road extended through Oxford Bush.

Otago.—Road from Fortrose to Waikawa *via* Tokanui, opening out 30,000 acres of Crown lands, which is readily taken up as land is surveyed. In continuation of this road a line from Waikawa through the extensive Tautuku Forest has been explored and opened out by survey-line half way to Catlin's River. The work has recently been stopped for the winter season, but will be resumed next summer. The effect of opening out this line from Fortrose to Catlin's will be virtually to add another large district to New Zealand which hitherto has been a mere blank on the map. Formation of road-line through a block of 5,000 acres of good open land, Rees Valley, head of Lake Wakatipu, which is advertised for tender on perpetual lease on the 21st July next. Formation of road-lines converging on bridge across Taieri near Sutton, and connecting a very large area of Crown lands with Otago Central Railway. There are 60,000 acres of this land surveyed and mapped and awaiting disposal.

Southland.—A road-line cleared from Oteramika through the Seaward Bush to the open country on the coast-line. Ten thousand acres of this open country was surveyed twenty years ago, but it was so hemmed in by bush and swamps that no one ever settled there, and only one section was purchased. More road-work is still required, but enough has been done to start the occupation of this country.

The foregoing is a mere general sketch of some of the principal works engaged on during the year. More detail will be given in the Survey Report, which is made up for the twelve months ending the 30th June in each year.

DEPARTMENTAL.

The great development of the deferred-payment and perpetual-lease systems, and generally the disposal of Crown lands on settlement conditions, greatly increase the work of the District Land Offices where these systems are mostly in vogue. At Dunedin, for instance, the main work of the office is in account-keeping and correspondence in connection with these systems, and consequently, although not another acre of land was ever disposed of in that office, it would be necessary to keep a staff of officers on until the current transactions ran out.

As the Government determined on reducing the expenditure of the department, a considerable annual saving in the amount paid in salaries has been made by amalgamation of the offices of Commissioner and Chief Surveyor at Wellington, New Plymouth, and Hokitika, and by the adjustments arising therefrom. The saving annually is £2,375, or 15 per cent. on the former expenditure. The amalgamation at Wellington was decided on more than a year ago, but as the former Commissioner, the late Mr. Holdsworth, was on leave at the time of his death, 16th August, 1884, the change did not take place till after. Mr. Whitcombe retired from the commissionership of Taranaki on the 31st March, 1885, and Dr. Giles is to retire from that of Westland on the 1st July next.

It is but due to both these gentlemen to acknowledge the ability and invariable courtesy which characterized their administration of office in their respective districts. I cannot allow the name of my late friend Mr. Holdsworth to pass without the acknowledgment of my high respect for him. I have also to express regret at the recent death of Mr. Waters, who for so long performed the duties of chief clerk very efficiently in the Auckland office, and to the entire satisfaction of the Commissioner, Mr. D. A. Tole.

Of the Head Office there is nothing to remark, further than there is a continual stream of correspondence flowing into it from all parts of the colony and from the eleven District Land Offices on every subject relating to land. Many of the questions go back in origin to provincial times, and involve much research for their elucidation. The main weight of this work falls on Mr. Elliott, and the really able manner in which he disposes of it is highly creditable to him.

J. MCKERROW.

APPENDICES.

No. 1.

The CHAIRMAN, Canterbury Plantation Board, to the SURVEYOR-GENERAL, Wellington.

SIR,—

Christchurch, 22nd June, 1885.

Since May last year the Canterbury Plantation Board have fenced, broken up, and sown with gum-seed 191 acres. They have also fenced, broken up, and sown seventy-five acres with the

Tasmanian black wattle; they have fenced and planted with pines fifty-six and a half acres at New Brighton; and they have planted with pines, larch, and birch forty-four acres at Tinwald previously fenced and sown with gum-seed, but which had failed to grow owing to the land being so foul with sorrel.

In addition to the above, the Board have had eighty acres fenced and skim-ploughed preparatory to its being cross-ploughed and sown with wattle before August next. They have also planted 15,700 pines and other trees to fill up blanks in the plantations where the first sowings of wattle-seed had failed; and they have ploughed and sown down with grass- and clover-seeds 100 acres of land at Darfield which had been let for cropping, and which experience showed was not in a favourable condition for sowing either gum- or wattle-seed or planting with young trees. Altogether the Board have thus during the season dealt with 546½ acres, and upon the whole with very satisfactory results.

The fifty-six and a half acres at New Brighton were planted with about 11,300 trees, in equal proportions of *Pinus maritima*, *austriaca*, *sylvestris*, *laricio*, *insignis*, *pinaster*, and *Cupressus macrocarpa*. With the exception of the *Pinus insignis*, which were one year old, all the other plants were two years old; and I am informed that very few have died, and the contractor for the work is now engaged in filling up the blanks in terms of his contract. The total cost of fencing and planting these fifty-six and a half acres at New Brighton was £97 9s. 6d. fencing, and £84 15s. for planting, or an average of about £3 5s. per acre.

Owing to the large proportionate cost of the fencing the Board have decided that in future plantations of pines it will be desirable to plant a much larger number of trees per acre, placing them 12ft. instead of 15ft. apart.

The reserve of forty-four acres at Tinwald which had been sown with gum-seed, and which sowing had failed almost entirely, owing to the foul condition of the land, has now been planted with 8,800 trees, comprising *Abies excelsior*, *Pinus austriaca*, *insignis*, and *laricio*, in equal quantities, and to which have since been added 1,000 each of larch and birch, and the whole are thriving well, although, in order to give the young trees a chance, it has been necessary to keep the ground round them well scuffled to keep down the sorrel.

In strong contrast with the trouble involved in getting a plantation established on the reserve at Tinwald, which had been cropped out, may be noted the success of the wattle-sowing upon forty acres of tussock land upon the Anama Run. This land was broken up under contract last August. It was ploughed about 8in. deep, with furrows about 14in. wide, and, owing to the tough roots and stony nature of the ground, required six horses to a double-furrow and four horses to a single-furrow plough. The land, being well turned over, was afterwards rolled, then chopped up with the disc-harrow twice over it, and the wattle-seed was then sown and well harrowed in with the ordinary tine-harrows. This seed has germinated well, and there is a thick growth of young wattle-trees.

In order to diminish the aftergrowth of tussocks, and consequent risk of fire, the Board have decided to skim-plough all land for future plantations wherever the growth of the tussocks is such that they cannot be subdued by one ploughing; and they have resolved to discontinue sowing any gorse on the fence-rows, as its value for shelter to the young trees is, in their opinion more than counterbalanced by the trouble and cost of keeping it within proper limits.

I have, &c.,

EDWARD G. WRIGHT,
Chairman.

The Surveyor-General, Wellington.

No. 2.

The CHAIRMAN, Maniototo County Council, to the UNDER-SECRETARY, Crown Lands Department.

SIR,—

Office of Maniototo County Council, Naseby, 8th May, 1885.

In reply to your telegram, dated the 27th March, informing the Council that a grant of £200 would be made towards forest-tree planting in this county, but that previous to passing a voucher for this amount the Hon. the Minister of Lands would like to have a report of what has been done in forest-tree planting in the past, and what is proposed to be done in the future, I have the honour to inform you that the Council, since November, 1882, to the 31st March, 1885, has expended the sum of £1,415 5s. 11d. in fencing, trenching, and erection of dwelling-house for the forester, who receives a salary at the rate of £150 per annum. During the period above mentioned about £100 has also been expended in the purchase of suitable seeds. A race has also been cut, which conveys a plentiful supply of water to the nursery, which is distributed with the aid of pipes and hose to where required. As against this outlay the income from the sale of plants last season was about £50; but it is anticipated that the receipts from this source will be largely increased as settlement in the neighbourhood progresses, and as the plants get stronger by being transplanted and made more suitable for the market.

A considerable area of ground has been fenced and subdivided, and some thousands of trees have been planted out under shelter of the tussock. This, although tried as an experiment, the forester has assured the Council is so far very successful.

The attached list of plants, supplied by the forester, will give a good indication of what has been done in the way of forest-tree planting, giving the number for sale this year and next, and also the seedlings.

An order for about twenty pounds' worth of seed was forwarded lately, which has not yet arrived.

I have, &c.,

THOMAS FOSTER,

Chairman.

H. J. H. Elliott, Esq., Under-Secretary Crown Lands, Wellington.

Forest-trees for Sale from the Maniototo County Nursery.

FOR sale this year: 12,000 *Pinus insignis*, 9,000 *Pinus maritima*, 5,000 *Cupressus macrocarpa*, 18,000 whitethorn, 2,100 Lombardy poplars, 600 white poplars, 150 Lawsoniana, 350 *Wellingtonia gigantea*, 30 *Thuja gigantea*.

For sale next year: 5,000 *Cupressus macrocarpa*, 25,000 *Pinus maritima*, 5,000 Norway spruce, 5,000 *Pinus Austriaca*, 300 *Biota aurea*, 150 mountain-ash.

Seedlings: 400 Macnabiana, 3,000 *Cupressus macrocarpa*, 100,000 *Pinus maritima*, 60 *Cedrus deodara*, 60,000 *Abies douglasii*, 3,000 oaks, 800 *Torulosa*, 100,000 *Pinus insignis*, 6,000 Norway spruce, 500 golden arborvitæ, 561 seedlings from Wellington seed.

No. 3.

LAKE DISTRICT PLANTATION REPORT.

Pembroke, Lake Wanaka, 16th June, 1885.

I HAVE the honour to submit for your consideration the Forest Nursery Committee's report for the year 1884-85. During this period 8,000 trees were sent out, comprising *Pinus insignis*, *muricata*, *sabiana*, *pinaster*, *torreyana*, *wellingtonia*, *douglasii*, *macrocarpa*, spruce, and a sprinkling of the deciduous class. A portion of these were presented gratis to public bodies in Frankton, Arrowtown, Cromwell, Alexandra South, Ophir, and Pembroke, and in addition 3,000 were planted permanently in the reserve. Twenty-five thousand hawthorn quicks were also supplied to the public.

There are now ready for distribution 17,000 tree-plants, chiefly those indigenous to California and other parts of North America. Of the deciduous class there are about 3,000, and of hawthorn quicks 80,000.

The seed-beds contain 20,000 seedling tree-plants, consisting of pines assorted, spruce, *macrocarpa*, larch, Sequoia, and, deciduous class, which in the coming spring will be planted into nursery rows. Approximately, twenty acres of the reserve is now permanently planted on a scale of 680 trees per acre; five acres only of the enclosed portion of it now remain to be planted. This area during the year has been worked into excellent form for the reception of plants, and the committee recommend that the planting of it be at once proceeded with. This, when completed, forms a timber block of twenty-five acres, which, including extras planted round its borders, will contain 20,000 young trees, all in excellent condition, and giving promise that in a very few years it will become of considerable commercial value.

Fruit-growing to a much larger extent than exists the committee thinks should be engaged in, and, with a view to giving to the settlers greater facilities in this direction, have sown a variety of seeds, from which they hope to supply trees in the course of a year or two. The advantages conferred by this institution are gradually being recognized by the settlers, at least in this division of the country, as is evidenced by the adornment of their properties to a greater or less extent with its products. This is a most gratifying feature, and will in time add immensely to the wealth and beauty of our district. Below is a statement of expenditure and receipts:—

Expenditure.

	£	s.	d.
Forester and an occasional assistant	169	11	0
Cartage, ploughing, clearing, and planting	72	17	11
Seeds and tools	29	13	6
Printing... ..	7	1	6
Sundries	0	5	0
Total	£279	8	11

Receipts.

	£	s.	d.
Trees and quicks	20	0	0
Government grant	150	0	0
Deficit	£109	8	11

That a deficit does exist in connection with a work so absolutely necessary in this treeless region of Otago is to be regretted. The districts, however, to which your efforts have extended there is little doubt have received a benefit which more than counterbalances the loss.

I have, &c.,

ROBT. McDUGALL,
Chairman, Forest Committee.

No. 4.

OIL AND OILCAKE INDUSTRY.

I ATTACH a copy of an interesting letter received from Messrs. Singer and Co., of Dunedin, in reply to inquiries made relative to the progress of their industry in the manufacture of oil and oilcake from lint- and rape-seed grown in this district. From this letter it will be seen that with favourable seasons there is every prospect of very satisfactory results being obtained from the 1,500 acres of land which Mr. Singer has recently been licensed to occupy at Mount Hyde, 900 acres of which have already been under crop. Messrs. Singer and Co. show that, as compared with oats, the growing of lint- and rape-seed would be more profitable, even at the very low average of ten bushels to the acre, than the former at forty bushels to the acre. They have gone to great expense in con-

nection with the land referred to, in confident expectation of its proving a success. They still experience great difficulty in procuring a sufficient supply of seed to keep their mill going with a single shift of twelve men, whereas it is capable of being worked with three shifts of forty men, the quantity of seed at present grown in the district being very small. Farmers are having their attention directed to the profitable nature of the industry by the New Zealand Loan and Mercantile Agency Company, whose constituents are being urged to grow seed, the local manager of that company having satisfied himself on the merits of the subject. Messrs. Singer and Co. offer every facility to farmers in the way of supplying seed for cropping and information respecting its cultivation. They also guarantee to purchase the seed at a given price, the ruling figure at present being, I believe, 5s. 6d. per bushel.

I have, &c.,

J. P. MAITLAND,

The Secretary for Crown Lands, Wellington.

Commissioner of Crown Lands, Otago.

Messrs. F. SINGER and Co. to the CHIEF COMMISSIONER of LANDS, Dunedin.

SIR,—

Dunedin, 5th May, 1885.

In reply to your inquiries *re* use made of our land granted to us for encouragement of the oil and oilcake industry, as also of everything relating to general cultivation of oil-seed in Otago and Southland, we now take the liberty of sending you the following answers:—

1. Of the 1,500 acres granted, about 600 acres are steep gullies and unfit for ploughing: of the remaining 900 acres we have 530 acres under linseed now cut and stacked, expecting about ten bushels per acre; fifty acres under rape not matured yet; 150 acres under turnips; and the balance partly broken up and partly second furrow. We have erected a substantial house, a substantial stable for thirty horses, and store-rooms; have put up about twelve miles of barb-wire fencing, and ditched between 600 and 700 chains; also made eight large culverts, costing over £100, so as to connect the various paddocks. In all we have spent, up till now, close on £4,000, having had such confidence in the future results; and, although disappointed in this year's crop, we hardly had any right to expect more, considering the first sod was turned not two years ago, the land being not rotten and sour, besides the bad seasons we have had. Still, even at a failure of ten bushels per acre of linseed, you will see by the following figures that it pays better than forty bushels of oats, namely: Say linseed, sowing fifteen pounds per acre, cost 1s. 3d.; freight to Dunedin, ten bushels at 6d., 5s.: total, 6s. 3d. All the other labour is the same as oats. Oats, sowing seed, three bushels at 1s. 6d., 4s. 6d.; freight on forty bushels, at 3d., 10s.: total, 14s. 6d. Yield, linseed, ten bushels at 5s. 6d. cash, without carrying, £2 15s.; less expenses above, 6s. 3d.: result, £2 9s. 9d. Yield, oats, forty bushels at 1s. 6d., £3; less expenses besides carrying, 14s. 6d.: total, £2 5s. 6d. But we fully expect next season to get an average crop, the land being now so much better.

2. *Re* how much was grown in the province from January 1884, to January, 1885. We cannot give you the exact amount of acres, but have kept an account of seed received; for, unfortunately not sufficient to keep on factory for three months, going even at single shift of twelve men, instead of treble shift of forty. We received 6,200 bushels, and at an average yield of twenty-five bushels per acre, there should have been 248 acres under crop, and about 40 acres under rape-seed. We can point you out several farmers who have got from forty to forty-three bushels per acre, some thirty to forty, and some from ten to twenty. A good ground, well worked, and a fair season, we do not consider forty bushels anything to speak about. In fact, Mr. Stronach, of the New Zealand Loan and Mercantile Agency Company, after satisfying himself, asked us for a written guarantee to purchase all the linseed and rape-seed he can get at 5s. 6d. per bushel, has sent circulars to all their constituents urging them to grow seed.

3. *Re* oilcake as a food, you will be aware it is unsurpassed, but also as a manure from the droppings, it is more than valuable, and repays itself with interest; in fact, there is no large company or runholder who has not used it, and we have exported large quantities to Australia. *Re* oil, we certainly have great difficulty in competing against Home adulteration. We also enclose an article of the *Tuapeka Times*, to show the opinion of our land from other sources; and now, thanking you again for the trouble you have taken in our affairs,

We have, &c.,

The Chief Commissioner of Lands, Dunedin.

F. SINGER, AND Co.

(EXTRACT from *Tuapeka Times*.)

MR. SINGER, of the New Zealand Linseed-oil Mills, has from five to six hundred acres in linseed. The crop is a fair one, and will run from ten to fifteen bushels to the acre. I noticed a good deal of crop has been laid by the wind, which, if the crop is cut by reapers, will not be taken in, and will be required to be pulled by the hand. Much of the seed has evidently been sown too deep, which was against it, as it did not get the heat of the sun soon enough. The difference between that which was sown too deep and that which was only lightly covered is very marked, the latter being much the better crop. The ground, too, was hardly wrought up enough, or given time enough to rot, having been brought in from the tussocks and sown within a year. Next year's crop ought to be a good deal better, as much of it will be sown on turnip-land, and all through the ground will be better fitted for it. No expense has been spared in the working of the land, on proper implements, or on buildings. Mr. Singer has done much good to the district, and really deserves great credit for his push and energy. Were there more men like Mr. Singer, there would be less depression.

No. 5.

ANALYSIS of MINERAL WATERS from the TE AROHA HOT SPRINGS.

GENTLEMEN,—

Laboratory, Hobson Street, Auckland, 21st May, 1885.

In accordance with the desire of your Board, I obtained three samples of mineral waters from the hot springs at Te Aroha on the 6th February. The samples taken were as follows: No. 1

bath, temperature 105° Fahrenheit; No. 2 bath, temperature 115° Fahrenheit; the drinking-spring above No. 1 bath, temperature 119° Fahrenheit. The waters were taken from the springs early in the morning, prior to any one being allowed to enter the baths, and all the samples were perfectly clear and bright.

Analysis.	No. 1 Bath.	No. 2 Bath.	Drinking-Spring.
Sulphate of lime	2·989	2·228	2·989
Sulphate of magnesia	·378	·336	·602
Sulphate of potash	10·293	9·800	10·794
Sulphate of soda	27·546	28·056	25·438
Chloride of sodium	73·514	72·072	77·784
Bicarbonate of soda	728·737	698·513	682·123
Carbonate of ammonia	3·556	·112	·980
Carbonate of iron	·042	·063	·042
Carbonate of lithia		Heavy traces	
Phosphate of soda	2·063	2·203	1·696
Phosphate of alumina	·143	·023	·476
Silica	8·568	8·778	8·778
Sulphuretted hydrogen	Traces	Traces	Traces
Total solid matter	857·829	822·184	811·702

Results expressed in grains per gallon.

These waters were all feebly alkaline and strongly charged with carbonic-acid gas, which is constantly escaping from the springs in large quantities. The examination of this and other gases which thus escape can be determined more readily at the springs, and this I will take the earliest opportunity of doing. The lithia, a valuable constituent of these waters, is present in an appreciable quantity; but the amount of water at my disposal here for the purpose was not sufficient. I will determine the amount on some future occasion. The analysis shows these springs to be very similar in composition. These mineral waters are exceedingly interesting, and will prove of great value medicinally. They closely resemble some of the European mineral springs so justly celebrated, more especially those of Vichy, Ems, and Fachingen. Their curative value will be greatest in rheumatic and arthritic diseases, calculus, affections of the kidneys, and dyspepsia.

I have, &c.,

J. A. POND,

Colonial Analyst.

The Chairman and Members, the Domain Board, Te Aroha.

[In a letter accompanying the above Mr. Pond writes as follows: "You may rest assured that all you can do for your springs in the shape of improving the facilities for their use is entirely justified by the character of the water."]

No. 1.—SUMMARY OF LANDS DISPOSED OF FROM THE FOUNDATION OF THE COLONY, WITH TOTAL CASH RECEIVED, &c., FOR THE YEAR ENDING 31st MARCH, 1885.

Land Districts.	Total Area sold.		Total Area granted reserved under Acts.		Total Area sold or otherwise disposed of from the Foundation of the Colony.		Total Cash received.		Total Area open for Selection.		Total Area remaining for Future Disposal, exclusive of Area in preceding Column and of Native Lands.	
	A.	R. P.	A.	R. P.	A.	R. P.	£	s.	d.	A.	R. P.	A.	R. P.
Auckland ..	1,636,665	0 10	2,195,871	0 30	3,832,536	1 0	553,141	17 7	142,777	3 10	2,924,828	3 0
Hawke's Bay ..	1,005,865	2 14	154,826	1 5	1,160,691	3 6½	482,280	7 0	7,180	3 20	234,544	0 0
Taranaki ..	89,521	3 29	236,158	3 0	325,680	2 29	214,637	6 1	9,435	1 0	529,060	0 0
West Coast (North Island) ..	57,341	2 20	154,437	1 13	211,778	3 33	208,136	17 0	30,805	0 28	192,585	0 23
Wellington ..	1,654,196	1 31	481,678	1 30	2,135,874	3 21	841,331	7 2	29,752	3 9	1,336,823	0 24
Nelson ..	1,044,792	3 2	36,724	0 0	1,081,516	3 2	372,918	1 0	5,818,483	0 38	1,080,000	0 0
Marlborough ..	779,372	3 17	155,439	1 23	934,812	1 0	274,459	9 8	540,783	0 0	1,468,967	2 3
Canterbury ..	2,987,148	0 26	568,716	1 15	3,555,864	2 1	5,980,313	19 3	3,622,296	2 11	2,667,813	1 2
Westland ..	52,151	2 32	72,644	1 12	124,796	0 4	61,227	2 5	252,830	0 34	9,918,268	0 0
Otago ..	2,216,330	1 22	806,547	1 4	3,022,877	2 26	2,357,542	2 4	144,000	0 0	..	..
Southland ..	1,035,121	1 8	288,476	2 24	1,323,597	3 32	1,165,242	2 0	1,456,994	1 8	..	..
Totals ..	12,558,507	2 38½	5,151,519	3 36	17,710,027	2 34½	12,511,220	11 6	12,055,339	0 38	20,352,889	3 12

No. 2.—SUMMARY OF EXTENT OF CROWN LANDS ABSOLUTELY DISPOSED OF FOR CASH, SCRIP, OR IN ANY OTHER MANNER, DURING THE YEAR ENDING 31st MARCH, 1885.

Land Districts.	LANDS SOLD.												Lands disposed of without Sale by Grants or in any other Manner.
	Number of Acres.			Rate per Acre.			Consideration.			Country.	Scrip.		
	Town.	Suburban.	Number of Purchases.	Town.	Suburban.	Number of Purchases.	£	s.	d.			£		s.	d.
Auckland ..	15 0 21	57 1 32	14	25,769	2 29	151	35 8 9	3 15 2½	18,201 10 0	0 13 6½	0	29,270	3 11
Hawke's Bay ..	1 0 0	135 0 13	77	2,632	3 38	29	31 0 0	6 4 4	7,423 12 6	2 8 8	6	439	0 9
Taranaki ..	2 2 0	7 2 0	2	288	3 10	18	32 0 0	5 16 8	1,075 16 11	3 1 9	1	10,570	0 0
West Coast (North Island) ..	..	20 2 30	3	1,118	1 26	6	..	5 9 0	1,660 2 1	1 7 8	2	1,876	1 26
Wellington ..	..	..	..	11,464	2 13	24	..	..	7,804 11 10	0 14 5	0	1,869	1 13
Nelson ..	37 0 37	..	..	3,765	1 9	27	101 3 2	..	3,113 4 0	0 12 3	0	1,754	0 9
Marlborough ..	0 0 39	126 1 2	3	408	1 12	5	36 16 4	3 0 0	670 6 9	0 13 10	6	385	3 2
Canterbury ..	7 2 32	41 1 13	3	6,147	3 30	168	48 0 0	4 10 0	14,385 3 6	2 5 2	2	2,033	2 17
Westland ..	..	11 0 29	2	308	0 14	5	..	5 0 0	964 0 4	2 19 0	4	82	1 23
Otago ..	35 0 7	116 1 10	23	11,265	2 36	163	29 9 2	8 14 5	21,434 6 3	1 14 0	8	1,025	1 15
Southland ..	21 2 16	387 2 11	63	1,945	1 17	18	42 3 7	4 13 5	5,377 14 0	1 1 3	..	3	0 9
Totals ..	120 1 32	903 1 20	190	64,975	0 34	614	..	..	82,110 8 2	..	8	49,309	3 14

Nature of Selection: whether Agricultural Lease, Deferred Payments, or as the case may be.	Number of Applications made.	Number approved.	Area selected.		Average to each Selection.		Fees payable Yearly.		Land in Occupation under Previous Transactions.		Total Land granted for Conditions fulfilled up to Date.	Total Land forfeited for Breach of Conditions up to Date.
			A.	R. P.	A.	R. P.	£	s.	d.	A.			R. P.	A.	R. P.
Auckland—												
Deferred payments	18	17	2,744	2 13	161	1 31	304	10 8	3,673	19 8	2,092	3 7
Homesteads ..	31	31	5,628	0 0	181	2 7	..	..	..	..	2,887	0 29
Agricultural leases	..	..	..	..	..	..	..	..	..	..	..	..
Hawke's Bay—												
Deferred payments	199	114	8,036	0 0	70	1 38	1,278	7 4	3,885	9 10	1,299	3 19
Taranaki—												
Deferred payments	36	34	2,138	0 21	62	3 21	350	4 6	6,444	9 4	3,368	1 3
West Coast (North Island)—												
Deferred payments	20	20	862	3 6	43	0 22	352	1 4	11,267	16 5	986	3 24
Agricultural leases	..	..	..	..	..	..	..	..	398	15 3	..	..
Wellington—												
Deferred payments	33	33	4,929	0 39	149	1 19	805	1 0	5,123	3 6	639	3 3
Nelson—												
Leasing Acts	..	..	1,880	0 6	376	0 0	50	2 0	..	..	2,114	1 0
10-per-cent. clauses	..	..	16,161	1 2	104	1 17	1,011	3 0	..	..	891	0 11
Reserves ..	112	6	425	2 22	70	3 30	56	0 0	5,312	14 11	..	..
Mineral ..	..	5	1,761	0 28	352	0 21	46	19 0	..	..	..	..
Marlborough—												
Deferred payments	..	..	..	..	..	..	..	..	215	4 0	..	..
Canterbury—												
Deferred payments	16	16	1,940	3 20	121	1 9	641	15 2	8,426	1 10	184	0 39
suburban ..	33	33	256	3 3	7	3 5	426	0 4	..	..	..	..
village ..	8	8	2	0 23	0	1 3	20	11 6	..	..	..	..
Westland—												
Homesteads ..	..	..	..	..	..	..	..	..	106	19 5	120	0 0
Deferred payments	..	..	..	..	..	..	..	..	..	..	..	..
Agricultural leases	..	..	..	..	..	..	..	..	..	..	..	..
Otago—												
Deferred payments	48	30	6,614	1 34	220	1 37	1,453	14 8	14,413	6 3	12,459	1 25
pastoral ..	2	2	8,026	3 23	4,013	1 31	962	14 9	4,786	10 0	18,142	2 4
exchange ..	8	8	901	0 13	112	2 21	135	9 0	1,204	0 3	1,782	1 2
suburban ..	55	32	145	0 11	4	2 25	176	15 6	196	18 6	63	0 36
village settlements	12	12	94	3 19	3	2 5	55	0 10	147	4 10	..	..
Southland—												
Agricultural lease	35	23	2,906	3 38	126	1 22	363	5 0	2,723	12 2	4,342	0 39
Deferred payments	121	94	6,512	0 30	69	1 4	1,311	16 2	20,253	2 1	15,619	3 31
Totals	789	679	72,033	0 4	..	..	9,710	14 3	88,579	8 3	43,871	1 28
Totals under previous transactions	20,644	11,015	1,226,553	2 25	..	..	101,979	1 4 3	472,002	3 0 3	401,486	1 3
Totals	21,433	11,694	1,298,586	2 29	..	..	111,689	15 7 3	560,581	11 3 3	450,357	2 31

No. 4.—PARTICULARS of Applications to exchange AGRICULTURAL LEASES for LEASES on DEFERRED PAYMENTS, and to convert LEASEHOLDS into FREEHOLDS, during the Twelve Months ending 31st March, 1885.

To exchange Agricultural Leases for Leases on Deferred Payments.			To convert Leaseholds into Freeholds.				
Land Districts.	No. of Applications.	Extent.	Land Districts.	No. of Applications.	Extent.	Value of Improvements.	Extent cultivated.
		A. R. P.			A. R. P.	£ s. d.	A. R. P.
Westland ..	..	..	Westland ..	..	120 0 0	..	..
Nelson ..	2	278 1 32	Nelson ..	38	3,868 1 9	..	..
Otago ..	9	956 1 21	Otago ..	128	17,681 3 1	..	..
Southland ..	..	..	Southland ..	104	15,619 3 31	18388 16 0	3237 0 10
Marlborough ..	..	..	Marlborough ..	5	1,414 3 3	*1500 0 0	..
Totals ..	11	1234 3 13	Totals ..	277	38,704 3 4	19888 16 0	3237 0 10

* Approximate.

No. 5.—NUMBER and AREA of PASTORAL LICENSES issued during the Year ending 31st March, 1885.

Land Districts.	Number of Holders.	Area.	Number of Stock.	Rent.	License Fees (if any).	Total, and Rent per Acre.
		A. R. P.		£ s. d.	£ s. d.	£ s. d. p acre.
Auckland ..	2	1,000 0 0	..	8 0 0	..	8 0 0 2d.
Hawke's Bay ..	3	34,120 0 0	..	142 3 4	13 3 0	155 6 4 1d.
Taranaki ..	..	..	..	..	..	..
West Coast (North Island)	..	..	..	..	..	..
Wellington ..	..	..	..	..	..	..
Nelson ..	8	22,800 0 0	..	104 8 4	7 2 0	111 10 4 1½d.
Marlborough ..	7	13,446 3 10	4,410	131 16 3	21 0 0	152 16 3 ..
Canterbury ..	34	182,245 0 0	..	956 4 9	..	956 4 9 1-259d.
Westland ..	7	78,000 0 0	..	71 0 0	..	71 0 0 ½d.
Otago ..	38	383,810 3 19	..	3,317 7 0	160 0 0	3477 7 0 2-074d.
Southland ..	2	8,230 0 0	..	32 19 2	12 10 0	45 9 2 ¾d.
Totals ..	101	723,652 2 29	..	4,763 18 10	213 15 0	4977 13 10 ..

No. 6.—LANDS held under PASTORAL LICENSE or LEASE on 31st March, 1885.

Land Districts.	Number of Holders.	Area approximately.	Average Area to each.	Stock depastured.	Rent paid.	License Fees.	Total Payments.	Average per Acre.
		A. R. P.	A. R. P.		£ s. d.	£ s. d.	£ s. d.	s. d.
Auckland ..	23	127,316 0 0	5,535 1 36	..	233 5 0	..	233 5 0	0 0½
Hawke's Bay ..	10	61,227 1 0	6,122 2 32	..	478 0 6	13 3 0	491 3 6	0 1½
Taranaki ..	..	..	..	..	..	..	..	..
West Coast (N.I.)	..	..	..	..	..	..	..	..
Wellington ..	1	500 0 0	..	800 sheep	52 0 0	..	52 0 0	2 1
Nelson ..	110	758,918 0 0	6,899 0 0	..	8,310 12 11	7 2 0	8,317 14 11	0 2½
Marlborough ..	101	1,073,999 3 10	10,633 0 0	154,000 sheep	8,665 17 3	21 0 0	8,686 17 3	0 1-93
Canterbury ..	433	2,883,850 0 0	6,660 0 0	..	51,304 2 8	94 15 9	51,398 18 5	0 4-27
Westland ..	45	538,440 0 0	11,966 0 0	6,300 cattle	610 11 8	..	610 11 8	0 0½
Otago ..	451	5,518,584 0 0	12,236 1 12	..	94,841 17 5	275 0 0	95,116 17 5	0 4-124
Southland ..	58	421,768 0 0	7,272 0 0	..	3,392 13 9	..	3,392 13 9	0 1½
Totals ..	1,232	11,384,603 0 10	..	..	167,889 1 2	411 0 9	168300 1 11	..

No. 7.—NUMBER and AREA of LEASES and LICENSES, other than AGRICULTURAL and PASTORAL, issued during the Year ending 31st March, 1885, and REVENUE therefrom.

Land Districts.	Object for which leased.	Area leased.		Rent.	
		A.	R. P.	£	s. d.
Auckland ..	Timber-cutting and temporary leases .. ..	..	..	1,067	4 2
Hawke's Bay ..	Miscellaneous .. ..	..	..	473	7 7
West Coast (N.I.)	Reserves not required for immediate use and miscellaneous	105	2 20	326	13 8
Nelson	Grazing, timber, and prospecting	18,469	3 11	7,641	18 6
"	Copper, royalties, and rents	1,758	3 21		
"	Coal	2	1 7		
Marlborough ..	Temporary occupation of reserves under section 25, "Public Reserves Act, 1881"	48	0 0	10	0 0
"	For cutting and removing timber	105	0 0	£13 10s., and 6d. per 100ft. on timber cut	
Canterbury ..	Grazing	221	0 25	364	4 0
"	Gold-mining	181	2 0		
Westland ..	Timber .. ..	..	..	14	19 6
"	Cattle .. ..	..	..	71	17 0
"	Saw-mill	1	0 0	1	0 0
"	Coal	25	2 31	29	5 0
Otago	Timber, lignite, quarry, mineral, and other leases	1,726	0 36	245	3 7
Southland ..	"	6,470	0 10	3,218	19 5
Totals		29,115	1 1	13,478	2 6

No. 8.—NUMBER of LICENSES REVOKED during the Year ending 31st March, 1885.

Land Districts.	Description of License forfeited or revoked.	At Licensee's Request.	For Non-payment of Fees.	Non-compliance with and Violation of Conditions	Total Number.	Extent.	
						A.	R. P.
Auckland ..	Deferred payments .. ..	..	8	..	8	1,174	2 10
Hawke's Bay ..	" .. ..	..	2	1	3	190	2 29
Taranaki ..	" .. ..	..	3	4	7	463	0 13
West Coast (N.I.)	"	1	4	2	7	955	2 25
Wellington ..	" .. ..	..	3	..	3	541	3 31
Nelson	Pastoral	6	..	..	6	12,269	2 0
Marlborough ..	Pastoral license .. ..	..	1	..	1	2,350	0 0
"	Mineral lease .. ..	..	2	..	2	590	0 0
Canterbury ..	Pastoral .. ..	..	15	..	15	22,665	0 0
"	Deferred payments .. ..	..	3	24	27	85	1 38
Westland ..	Pastoral	9	..	..	9	110,500	0 0
Otago	"	16	17	34	67	255,247	2 14
Southland ..	Deferred payments .. ..	..	..	15	15	1,426	2 9
Totals		32	58	80	170	408,460	0 9

No. 9.—STATEMENTS of AMOUNTS DUE to the CROWN on the 31st March, 1885, on account of Crown Lands held under any System of Deferred Payments.

District and Nature of Holding.	Selectors still holding.				Selectors in Arrear, 31st March, 1885.				
	Number.	Acreage held.		Amount to accrue in Future Instalments.	Total Payments made to the 31st March, 1885.	Number.	Area held.		Amount of Arrears.
		A.	R. P.	£ s. d.	£ s. d.		A.	R. P.	£ s. d.
Auckland—									
Rural	115	14,541	1 25	15,302 16 11	7,229 17 3	34	9,451	0 35	1,042 8 11
Suburban		50	0 14	35 0 0	315 9 0				
Pastoral		6,217	1 3	5,975 15 2	1,274 7 4				
Village settlements ..		5	1 12	19 6 0	133 16 0				
Hawke's Bay—									
Deferred payments ..	215	22,402	3 32	23,511 5 1	7,533 0 4	22	2,280	3 38	188 11 6
Village settlements ..	22	187	0 19	450 16 11	151 8 1	1	3 2 5		1 6 6
Taranaki—									
Deferred payments ..	556	49,448	3 39	31,262 11 6	43,104 1 7	37	3,278	3 33	554 13 3
Village settlements ..	16	97	1 21	151 7 11	139 10 0	..	..		..
West Coast (North Island)—									
Deferred payments ..	342	29,973	0 16	72,949 14 6	49,801 7 7	32	3,461	0 26	510 18 0
Wellington—									
Deferred payments ..	179	25,467	0 10	32,121 5 7	14,636 1 9	8	1,051	2 26	102 9 1
Nelson—									
Agricultural leases ..	628	64,000	3 29	47,815 19 1	17,012 0 4	..	..		..
Marlborough—									
Deferred payments ..	25	2,464	1 9	1,836 16 0	853 4 0	4	573	3 24	35 10 0
Canterbury—									
Deferred payments, rural ..	417	5,498	1 2	76,267 18 5	24,196 13 11	165	2,397	2 18	1,176 6 7
" village ..		1,470	0 25						
" pastoral ..	14	30,219	0 0						
Westland—									
Deferred payments ..	32	1,997	3 6	1,975 7 6	728 15 2	24	1,716	3 6	390 18 11
Otago—									
Deferred payments ..	668	203,275	2 16	240,145 12 8	100,513 7 1	392	137,995	2 28	19,867 17 5
Village settlements ..	43	337	0 21	1,069 15 2	361 19 3	24	192	3 26	102 0 3
Agricultural leases ..	214	21,182	0 1	28,307 8 5	7,074 14 9	145	15,464	3 16	2,258 4 10
Perpetual leases ..	105	24,922	1 20	..	1,920 7 1	63	14,246	0 35	964 19 1
Southland—									
Rural	365	71,146	3 36	78,623 18 0	34,437 17 8	136	46,861	1 25	4,685 18 1
Suburban	139	1,560	0 7	4,342 11 6	2,896 14 6	47	646	1 2	338 19 0
Village settlements ..	132	1,962	3 10	3,841 7 5	1,618 19 3	56	759	3 22	260 15 1
Totals	4,227	578,428	0 13	666,006 13 9	315,933 11 11	1,190	240,383	0 53	32,481 16 6

No. 10.—CAPITALIZATION.

Land Districts.	Number of Applications made to the Board.			Number of Applications granted by the Board.			Amount due under Capitalization System.		
	Number.	Area.		Number.	Area.				
		A.	R. P.	£ s. d.		A.	R. P.	£ s. d.	
Auckland ..	29	3,245	2 25	1,980 6 0	29	3,245	2 25	1,980 6 0	1,659 8 11
Hawke's Bay ..	..	..	..	..	..	..	..	..	..
Taranaki ..	86	7,514	3 15	7,193 4 3	86	7,514	3 15	7,193 4 3	6,124 1 1
West Coast (N. I.) ..	99	10,107	2 11	29,211 2 9	88	9,108	2 39	26,328 4 0	22,030 7 11
Wellington ..	19	2,676	0 39	4,648 17 2	19	2,676	0 39	4,648 17 2	3,964 15 8
Nelson ..	..	..	..	..	..	..	..	..	..
Marlborough ..	..	..	..	..	..	..	..	..	..
Canterbury ..	2	334	3 0	620 12 6	2	334	3 0	620 12 6	529 16 10
Westland ..	6	842	2 19	815 1 5	6	842	2 19	815 1 5	685 8 11
Otago ..	63	11,919	3 6	13,294 7 3	63	11,919	3 6	13,294 7 3	11,632 10 11
Southland ..	..	..	..	..	90	15,929	1 37	15,317 16 8	13,035 1 4
Totals ..	304	36,641	1 35	57,763 11 4	383	51,572	0 20	70,193 9 3	59,661 11 7

No. 11.—RETURN of the Number of PERPETUAL LEASES taken up during the Year ended 31st March, 1885.

Land Districts.	Number of Holdings.	Area.		Average upset Rental.	Rent obtained.	Area taken up previous Year		Total Area now in Occupation under Perpetual-lease System.		
						Number of Holdings.	Area.			
		A.	R. P.	£ s. d.	£ s. d.		A.	R. P.	A.	R. P.
Hawke's Bay ..	14	2,546	3 10	0 1 6	0 2 0 $\frac{1}{2}$	..	..	..	2,546	3 10
West Coast (N. I.) ..	11	1,970	1 31	0 1 3	0 1 3	15	2,332	1 0	4,302	2 31
Wellington ..	25	4,010	1 20	0 1 9 $\frac{1}{2}$	0 1 9 $\frac{1}{2}$	..	..	..	4,010	1 20
Otago ..	57	14,885	2 36	0 1 4 $\frac{1}{2}$	0 1 6 $\frac{1}{2}$	54	11,473	1 12	24,922	2 22
Westland ..	..	..	..	..	..	7	910	1 5	910	1 5
Southland ..	4	995	3 33	0 2 0	0 2 1 $\frac{1}{2}$	1	243	1 21	1,239	1 19
Totals ..	111	24,409	1 15	..	..	77	14,959	0 38	37,932	0 27

No. 12.—RETURN of GRANTS, SCHEDULES, CERTIFICATES, &c., issued from 1st April, 1884, to 31st March, 1885.

Provincial Districts.	No. of Grants.	Area in Grants.		No. of Schedules.	Area in Schedules.		Total Area in Grants and Schedules.		No. of Certificates.	Cor-rected Grants.	Can-celled Grants.	Ante-vested Grants.
		A.	R. P.		A.	R. P.	A.	R. P.				
Auckland ..	71	109,622	1 0	60	306,000	3 0	415,623	0 0	380	5	1	..
Hawke's Bay ..	20	2,126	3 31	4	40,197	0 0	42,323	3 31	82	..	..	..
Taranaki ..	317	60,000	0 0	33	2,500	2 1	62,500	2 1	100	2	7	2
Wellington ..	86	30,120	1 1	10	4,000	0 0	34,120	1 1	133	2	2	1
Nelson ..	3	197	3 21	8	3,500	0 0	3,697	3 21	52	1	..	..
Marlborough ..	1	0	1 0	2	1,600	0 0	1,600	1 0	36	1	..	..
Canterbury ..	233	55,800	0 2	130	90,000	1 3	145,800	2 1	1,030	17	1	..
Westland ..	..	..	..	4	500	0 0	500	0 0	16	..	..	..
Otago ..	95	33,500	0 0	50	30,000	0 0	63,500	0 0	272	..	2	..
Southland	8	2,800	0 0	2,800	0 0	413	1
Totals ..	826	291,367	2 15	309	481,098	2 4	772,466	1 15	2,514	29	13	3

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