

1888.

NEW ZEALAND.

CROWN LANDS DEPARTMENT

(REPORT UPON THE) FOR THE YEAR ENDED 31st MARCH, 1888.

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, 12th June, 1888.

I have the honour to forward the annual report and returns of the Crown Lands Department for the twelve months ended the 31st March, 1888.

I have, &c.,

JAMES MCKERROW,

Secretary for Crown Lands.

The Hon. G. F. Richardson, Minister of Lands.

REPORT.

THE principal event in the history of the Crown lands for the year was the passing of "The Land Act, 1887," which modifies very materially the mode of dealing with rural lands formerly in vogue. Under the old law the particular tenure on which the land open for selection was offered was determined beforehand by the Government; the selector had no choice in the matter. Under the new law the option of deciding on what tenure the land is to be held is determined by the settler who is to occupy it. He can secure the freehold at once by cash-purchase, or on deferred payments extending over fourteen years; or he may hold the land on perpetual lease at a rent of 5 per cent. on the capital value, with the pre-emptive right of purchase, exercisable at any time after certain conditions of improvement have been fulfilled.

Another important amendment in the law by the Act of 1887 is the classification of the land according to quality, and a fixed value assigned to each section, on which there is no advance, no matter how many apply for it, the case of two or more applications on the same day for the same sections of surveyed land being decided by ballot; and in unsurveyed land the choice is determined by priority of application. The auction and tender systems are therefore entirely superseded in respect of all rural lands notified under the Act of 1887. It became law on the 23rd December, 1887, and on the 21st March last the first opportunity was given of selecting land on the new system. Between that date and the 31st May—a little over two months—458 selectors have taken, in the aggregate, an area of 67,195 acres, as follows: 136 selectors purchased 13,152 acres for £9,076 cash; 96 selectors on deferred payment, 11,203 acres, for £1,085 annual instalments; 226 selectors on perpetual lease, 42,840 acres, for £1,841 annual rent.

From this it will be seen that the favourite tenure is perpetual lease, and it is certainly the most advantageous to settlers, because the land is secured to them and their assigns for ever on an annual rent of 5 per cent. on the prairie-value of the land, with the right of completing the freehold at any time, as already mentioned, on payment of that value. As under the new Act this is likely to continue the most popular tenure in the future, the land revenue will not attain large dimensions, for, apart altogether from rent only being paid, even that does not go to the Land Fund, but is classed as territorial revenue, with pastoral rents and all other receipts from Crown lands not being actual sales on immediate or deferred payments. The total area notified under the Act of 1887 up to the 31st May was 703,500 acres, and other large areas are now in the surveyor's hands, and will be notified shortly, bringing the area for selection up to about a million acres. This large area is situate in blocks in every land district of the colony, and is, in addition to other extensive areas, open for selection under the Canterbury, Nelson, and other systems detailed in the Appendix to "The Land Act, 1885."

Before passing from the allusions to the Land Act of 1887, it is worthy of notice that under it has been effected an adjustment between the Land Districts of Auckland and Hawke's Bay, and between those of Otago and Southland, so as to make them coterminous with the land-registration districts. These changes were long desired for the convenience of the public and the simplification of departmental work.

Coming to the results for the twelve months ended 31st March last, there is on settlement conditions a total of 1,577 selections, covering 317,932 acres, being a greater area than ever was taken up in any one year before. Nearly one-half the area is in small grazing-runs, and that is the main cause of the increase. The number of selections is also the greatest with the exception of the previous year, when the number was 2,424. In both years the increase of selectors is due to the special-settlement and village-homestead systems. There has been a considerable falling-off in the number of the ordinary deferred-payment selections, and a corresponding increase in the selections on perpetual lease; so that, taking the two systems together, about the usual average has been maintained, notwithstanding the fact that during the latter part of the year the most available lands were withheld pending the bringing into force of the new system of the Land Act of 1887.

The details of the year's operations are set forth in the tables appended; but the following summary gives the general results in a succinct form:—

Land sold on immediate payments—

	A.	R.	P.	Purchasers.	Scrip.	Cash received.
					£ s. d.	£ s. d.
Town	57	2	1	114		
Village small farm	66	0	36	68	43 0 0	24,271 7 10
Suburban	274	3	35	90		
Rural	28,229	2	30	350		

Land sold on deferred payments—

	Acres.	Selectors.			
Rural	41,100	319	Instalments from these and from former selections still current		
Special settlements	31,740	309			
Village small farm	1,316	147			65,618 15 7
Agricultural leases on goldfields— 1,222 acres, leased to 15 selectors—rents from these and from selections current from former years					1,434 19 7
Perpetual leases— 71,966 acres, leased to 349 selectors—rents from these and from selections of former years					8,759 16 7
Small areas under section 161 of "The Land Act, 1885"— 435 acres, to 18 selectors					98 15 7
Village-homestead settlements— 9,451 acres, to 309 selectors					739 11 8
Homestead— 4,220 acres, to 28 selectors ... ..					...
Small grazing-runs— 156,482 acres, to 83 selectors—rents from these and from former selections					5,614 12 5
Pastoral rents— From 10,755,483 acres, held in 1,253 leases					157,058 18 4
Miscellaneous— Coal and mineral leases, timber-licenses, &c., about					11,187 0 0
Total					£274,783 17 7

LAND SOLD.

There was very little Crown land sold for cash last year. Large areas were and still are withheld for the Midland Railway and otherwise, and what was available was nearly all proclaimed as only open for application under settlement conditions. The Land Act of 1887, by giving the settler the option of purchase over extensive areas, will certainly induce to some extent purchases on freehold tenure, although, as already pointed out, the perpetual-lease system with right of pre-emption is likely to be popular with settlers, for it is virtually a freehold tenure, the Government advancing the purchase-money at 5 per cent. interest.

RESERVES.

For the twelve months ended the 31st March, 1888, 280 reserves, covering 30,496 acres, were gazetted for the following public purposes:—

	A.	R.	P.
37 reserves for endowment of primary education	21,664	2	35
24 reserves for municipal purposes	56	3	10
26 reserves for recreation	1,496	0	7
193 reserves for miscellaneous	7,278	2	1
Total	30,496	0	13

There were also 20 forest reserves, containing 43,767 acres, proclaimed during the year. This, with what was proclaimed before, brings up the State forests reserves to a total area of 1,384,503 acres.

SETTLEMENT CONDITIONS.

These have been made considerably easier for settlers by the Act of 1887. Thus, freehold, of deferred-payment, or perpetual-lease lands may be acquired as soon as the prescribed improvements of the Act of 1885 are effected. Formerly the freehold could not be acquired under six years, and in the perpetual-lease tenure, if the opportunity of purchase was not availed of before the twelfth year from the date of the lease, the right lapsed; now there is no restriction as to time, nor is there any bar to purchase perpetual-lease lands within a mining district, provided mining interests are not affected. Again, any holder of bush-land on deferred payment is exempt from the residence

condition if cultivation and improvements to twice the amount required with residence are effected on the land. Further, any selector of rural land on deferred payments may obtain an extension of his license for a period of four years, thereby giving a period of fourteen years, instead of ten, over which payment of the instalments of purchase-money may be spread. This provision has been a boon to a good many bush-settlers, who, with little more capital than their labour, find it difficult to keep up the heavier rate of payment over the shorter period. Another measure of relief is the giving to pastoral deferred-payment settlers the option of exchanging their partially-completed purchases for a small grazing-run lease for twenty-one years, with right of renewal for a second term of twenty-one years. This is a very great concession to those who cannot maintain the strain of the double process of fencing, stocking, and improving the land, and at the same time keep up the payment of instalments making the land freehold. All the payments already made are accounted as rent at $2\frac{1}{2}$ per cent. on the capital value, computed from the commencement of the license, the overplus going to credit of future rent; so that, in the case of a settler who has paid instalments for, say, three years, by exchanging his license for a lease, he will have a breathing-time of five years in which he will sit rent-free, and thereafter pay in rent about one-third what he would have had to pay as instalments. During the short time the Act has been in force twenty-four settlers, holding 39,752 acres, have elected to come under this beneficent arrangement. In addition to these, eighty-three selectors have taken up 156,482 acres in small grazing-runs. This system is suitable for the settlement of rough, broken bush-country, such as the Maungakaretu Block, Wellington Land District, where, although the soil is good, the surface is too steep for cultivation, and is only adapted for grazing after the bush and scrub have been felled and burnt off, and grass-seed sown broadcast. The minimum price of such land having been fixed by the Act at 10s. an acre, and in a few land districts as low as 5s. an acre, the upset rent, being $2\frac{1}{2}$ per cent. on the capital value, can be fixed as low as 1 $\frac{1}{2}$ d. or 3d. an acre. The settler therefore does not require to sink his money in the purchase of the land, nor is he weighted with a heavy annual payment, and so is free to employ his capital and energy in the stocking and improvement of the land. Under this and the other systems of settlement the country, especially in the bush-districts of the North Island, is being rapidly transformed from unproductive impenetrable bush to well-grassed hills and valleys, with their appropriate complement of flocks of sheep and herds of cattle. In the Taranaki District alone upwards of 6,000 acres of bush were fallen last year, and still greater areas have been fallen in other more extensive districts. The settlement and improvement of the Crown lands is proceeding at a more rapid rate than is generally known. The low prices of produce for the last few years, by lessening the aggregate value of the exports, has made it appear as though the colony was either standing still or going back, when in reality the productiveness of the country has been steadily increasing. In wool, the great staple production of the colony, there has been an increase in the annual export of 50 per cent. in weight in the decennial period 1878–87. The increase in actual output is still greater if allowance is made for the wool worked up in the mills of the colony. But, notwithstanding the increase of 50 per cent. export in 1887 over 1878, the actual increase in value, according to Customhouse returns, is less than 1 per cent. The capabilities of New Zealand in the production of animal and vegetable products are very great, and under the stimulus of higher prices would have a rapid expansion.

ARREARS.

The facility with which land may be obtained under the various systems of settlement-conditions induces many who have very little capital to engage in farming, who struggle on in making a home and in the hope of achieving an independence. It is inevitable that in the earlier years of this process money is scarce, and there is a difficulty in meeting the half-yearly payments to the day as they become due. As these are payable in advance, it is assumed by many that it will do if they pay at any time during the half-year. There are therefore always a considerable number technically in arrears, although not actually so for more than a few months. On the 31st March there were 6,952 selectors on the various systems, holding 1,115,959 acres. Of these, 2,306, holding nearly 400,000 acres, were in arrear for rents and instalments £33,767, of which several thousand pounds have been paid since. The amount in arrear fluctuates, and is to the Land Department what the outstanding debts are to a tradesman in a going concern. There are now so many provisions in the Land Act for relief of distressed settlers that the extreme step of declaring forfeiture for non-payment has very rarely to be enforced. During the year 276 deferred-payment settlers, occupying 38,465 acres, capitalised future instalments amounting to £46,474 to an immediate value of £39,456, bearing interest at 5 per cent. until the principal is paid.

VILLAGE SETTLEMENTS.

In the ordinary village settlement 68 selectors took up 66 acres, and paid £482 cash, or £7 5s. per acre; and on deferred payment 160 selectors took 1,315 acres, or about eight acres each. On the village-homestead system, which is purely a perpetual-lease tenure, there being no right of acquiring the freehold, 309 selectors took up 9,451 acres.

The ordinary village-settlement system was commenced in 1880, and has been very successful in establishing groups of ten to thirty industrious thrifty families throughout the settled districts wherever there were available reserves of Crown lands for the purpose. The few acres which each family holds is sufficient to graze a cow or two, grow potatoes and garden-fruits; and this, supplemented by the proceeds of the employment obtained in the busy seasons in the surrounding districts, has enabled several hundred families to acquire comfortable homes. This system has had much success in Canterbury, as will be seen on perusal of Mr. Baker's report in Appendix A, and in which he also treats of the village-homestead system as well. This system only had a commencement in June, 1886, so that it is scarcely time yet to speak positively about it. The essential features of the system are, a perpetual lease of an area not exceeding fifty acres (the general average has been about half that); money-assistance not exceeding £20, to build a house, and in bush-land

£2 10s. an acre to assist in clearing, fencing, and grassing the first twenty acres, 5 per cent. interest being charged on the advances till paid, and a rent of 5 per cent. on the capital value of the land. These very favourable conditions were partly designed to encourage the unemployed of the towns to migrate to the country; with the result that there are in all 975 holdings, comprising a total area of 30,108 acres. Of these, 496, holding 21,430 acres, are in the Auckland Land District alone, representing about 1,400 persons, who have been located in nineteen settlements, nearly all North of Auckland, a large proportion of whom, but for this scheme, could never have left the streets of the city. A tabular statistical report by Mr. Kavanagh, the steward of the Auckland village-homestead settlements, will be found in Appendix B, from which it will be seen that very considerable progress has been made in the short time since the settlements were commenced. In the Wellington and Canterbury Districts the village-homestead system has also been successful in settling about 300 families in homes which are likely to be permanent, on account of being situated in districts where employment may be had for a portion of the year. The settlements in the Auckland District are not so fortunate in this respect, although the kauri-gum fields partly supply the want. From the fact of the village-homestead settlements being occupied very largely by persons of slender means, a great deal of fostering care has had to be bestowed on them, in seeing to payment of advances as house-building, bush-felling, and grassing proceeded; and road-works have also had to be put in hand for the double purpose of giving access to the settlements and of assisting the poorer settlers to earn part of their living. The necessity for this expenditure ought soon to diminish as the settlers get their lands cleared, and in grass and crop. The advances on improvements up to the 31st March have been £11,673 2s. 3d., and on road-works and other expenses special to the settlements about £10,148. The receipts in rent and interest are £789, the arrears £277.

CROWN LANDS HELD ON PASTORAL LEASE OR LICENSE.

During the year there has been a good deal of reletting of runs, consequent on expiry of licenses, and surrenders. There have been 112 runs, comprising an area of 760,766 acres, relet at an average rental of 2½d. per acre. On the 31st March the total area of pastoral country let was 10,755,483 acres, in 1,253 runs, at an average of 3½d. per acre. The revenue received from run-rents last year was £157,059, or £13,500 less than in the preceding year. The deficit is entirely in Otago, and is due to the fifty-two runs relet during the year fetching lower rents than before, and also to the loss of revenue in placing two runs yielding high rentals under the small grazing-run system.

The fact of the Canterbury run-licenses running out in May, 1890, and also considerable areas in Otago about the same time—in all, about 4,250,000 acres, which, in ordinary course, will have to be dealt with next year, being twelve months prior to the expiry of the licenses, so as to afford time for transfers of stock between the tenants—raises the question of pastoral tenure, which is by no means satisfactory in the existing state of the law, for every license is determinable on twelve months' notice. This goes far to discourage any effort towards the improvement of the natural pastures, by fencing off and resting them, sowing grass-seed, or contending with the rabbit-pest in a resolute manner. In this large area of eleven million acres there is nothing gained by keeping the tenants under this insecurity of tenure; on the contrary, there is on account of it a loss both in rents and in the productiveness of the country. Nearly the whole of this extensive area, so far as settlement is concerned, can never be devoted to anything but pastoral purposes. The comparatively small areas that are suitable for agriculture, or, rather, that could be detached for that purpose without detriment to the profitable occupation of the much larger pastoral areas, could easily be classified and set apart. Were this done it would be of great advantage to the colony to give a secure tenure—say of twenty-one years over all the rest. Another very important matter is the adjustment of the boundaries of the runs so as to render each run a workable property in itself. There have been mistakes made in the past in cutting up country in such a way as virtually to compel holders to purchase several runs so as to get a workable piece of country. Topographical surveys are now in hand, and will be completed in time to furnish maps that will materially assist in the adjustment of boundaries.

THERMAL SPRINGS.

There are, as is well known, hundreds of hot springs in the volcanic zone of the North Island, extending northward from Ruapehu, and a few in the Amuri district of the Middle Island. Bath-houses and swimming-ponds exist at Waiwera, Waiaraki, Joshua's (Lake Taupo), Rotorua, Te Aroha, and Hanmer. The two first-named are on private lands, the other four are on Crown lands, and, more or less, come under the direction of the department. A lease for sixty-three years has been granted to Mr. Joshua for the springs near Taupo, subject to fulfilment of certain conditions in the interests of the public, which are being observed, and the place rendered very attractive to visitors. Te Aroha, Rotorua, and Hanmer have been fitted up at the expense of the Government. The first is managed locally by a Board, and the other two by resident officers of the department.

Rotorua.—In last year's report attention was drawn to the diminished stream of visitors to Rotorua consequent on the scare occasioned by the volcanic eruption of Tarawera. The number of tourists is again on the increase, and the number of baths taken was greater for the twelve months ended the 31st March last than in any former twelve months. The various arrangements for regulating the temperature of the baths, for cleansing them out, and adapting them to the comfort and privacy of visitors have been brought to a very satisfactory condition by Mr. Malfroy, the officer in charge of the waterworks, whose taste and ingenuity are conspicuous in many ways about the grounds and sanatorium.

Te Aroha Baths continue to be as greatly frequented as ever. They are under the immediate control of the Domain Board, and are managed well. Apart from the well-known curative properties of the waters, the facility of reaching Te Aroha by rail has told immensely in making it for the

present the most popular sanatorium for invalids, and tourists seeking recreation in change of scene and air. A useful little guide-book by Dr. Alfred Wright, resident physician, Te Aroha, has been published by the Domain Board. It gives for Te Aroha and its surroundings "credible information as to the advantages it offers as a health resort, the accommodation it provides for invalids, and the nature and quality of its mineral springs."

Hammer Hot Springs and Baths.—The bridge over the dangerous Waiau-ua River was completed and opened for traffic some months ago. The road has also been improved, and there is daily communication between the Culverden Railway-station and Hammer, so that visitors can easily accomplish the journey from Christchurch in part of a day, the first seventy miles by rail, and the last twenty miles by road. There is abundant and growing testimony to the wonderful efficacy of the Hammer Springs in restoring to health those who have suffered from rheumatism and disorders of the digestive organs. The increasing number of visitors has quite outgrown the lodging-accommodation. An endeavour was made some time ago to form a company for the purpose of erecting an hotel on a large scale; but it came to nothing. Very shortly sites for houses will be laid off close to the baths, and an opportunity afforded of erecting accommodation-houses on favourable terms. Hammer Plain is becoming a place of great summer resort. It is 1,300ft. above sea-level, and is surrounded by high mountains rising to an altitude of 5,000ft. The air is most exhilarating and healthful to all who require change and rest.

The following statement gives the number of baths taken at each of the three Government sanatoria for the twelve months ended 31st March, 1888:—

	No. of Baths.	Fees.
Rotorua	6,660	£177 3 0
Te Aroha	28,598	489 16 0
Hanmer	3,622	137 0 0

The number of baths taken at Te Aroha is, singular to say, just five greater than last year; at Rotorua 1,782 greater, and at Hanmer 1,406 greater than last year.

ROTORUA SANATORIUM HOSPITAL.

	Patients admitted.	Cured.	Benefited.	Died.
European	48	34	14	...
Native	17	12	2	3
Totals	65	46	16	3

FOREST AND AGRICULTURAL BRANCH.

It having been decided to curtail operations under the State Forests Act, the services of nearly all the officers engaged in forestry have been dispensed with; but an arrangement has been entered into with Mr. T. Kirk, F.L.S., late Conservator, to complete the illustrated work on the forest flora of New Zealand which he began some time ago. It is now well forward, and should be ready for issue shortly. Regarding the planting operations begun at Whangarei, Waerenga, and Maniototo, it is proposed to continue the experimental nursery and foster the plantations already begun at Whangarei, and so utilise the work done, but otherwise no extensions will be entered on. At Waerenga 1,700 acres have been fenced in, and nearly half that area ploughed, harrowed, and sown with tree-seeds; but, with the exception of a few acres of wattles, which are doing well, all the rest so far are a failure. This may be accounted for by a poor soil, insufficient cultivation, and possibly bad seed. As there seems no reason for a Government entering into competition with private enterprise in growing bark for tanning, it will be advisable to dispose of this place, either by sale or lease, for what it will fetch. It is well fenced, and is intersected by the railway, and if laid down in grass would make one or two stock-farms. Maniototo: About 440 acres have been fenced in with rabbit-proof fence, of which 142 acres have been ploughed and subsoiled and portion disc-harrowed, and 20 acres sown with tree-seed, which proved a failure. In the nursery of an acre, half of which was dug and pulverised, there were a variety of tree-seeds sown, which also failed. Here also operations might cease; but, as the Maniototo Plain is a great treeless expanse—the centre of a district within which, for a radius of more than fifty miles around, there is not an indigenous tree growing—it might, for climatic reasons and as an experiment, be worth while to plant and sow the ploughed area. From the county nursery, a few miles distant, 50,000 young trees, reared and acclimatised at a higher altitude, can be obtained. The cost of planting should not be great, and might be done in co-operation with the county. It is certainly very desirable to have plantations for shelter and firewood and fencing in the interior of Otago, and, as the land there is nearly all Crown lands, the plantation, did it succeed, would enhance the value of the public estate.

Agriculture.—For the two years prior to October, 1887, the department had the services of the late Mr. W. de G. Reeves specially devoted to this branch. Although no appointment has been made since, the department has not ceased its endeavours to further those rural industries which will enable settlers to profitably occupy the Crown lands. Foremost in importance is the dairy industry. New Zealand is undoubtedly very well adapted to that industry, and the out-turn of butter and cheese has long since outgrown the colony's requirements. The market in the other colonies is uncertain and fitful.* If there is to be expansion, it must be in securing the English market, which has an annual import of butter, margarine, and cheese valued at fifteen millions sterling. Very satisfactory returns have been received during the year from London of New Zealand consignments of butter and cheese, sent both from private dairies and dairy-factories. But it is essential to gaining a permanent hold of the Home market that the quality be as uniformly good as

* Thus New South Wales, which in 1885 and 1886 imported butter from New Zealand in each year of a value of over £80,000, in 1887 imported only to the value of £21,432.

it can be made. This will only be fully attained after more attention is given to the breed of dairy-cattle, to the best cultivated grasses, to proper shelter and housing in winter, and to uniformity in the principles and practice of making up. The latter is probably the most needful of attention at present, for it is notorious that very inferior stuff, due to bad handling, is frequently in the local markets. With the object of raising the general standard of quality, an expert is at present temporarily employed in visiting the dairy-factories, to advise and give the results of his observation and experience as to the most approved methods of dairy-management. The Agent-General is to select and send out a dairy expert from Home, who will carry on this work. The dairy industry is essentially the hope of the settler holding 100 acres to 200 acres; and that rests on the development of a large export to London. This will not be secured without well-directed effort, for the Home farmer, discouraged by the long-continued low price of grain, is giving more attention to dairying. Dairy-schools are now being established even in districts long famous for the production of butter and cheese, so that the young dairymen and maids may learn the best systems of manufacture. In Victoria and New South Wales recently very great attention has been given to dairy-management, in employing Lavell's cream-separators, the erection of cool chambers, and the testing of the London market by sample consignments of high quality. The Department of Agriculture in Victoria has just engaged one of the colonists who has been conspicuously successful as a dairyman to visit the districts of the colony with a travelling dairy plant, and teach the settlers by explanation and practical example the way to prepare a good marketable article. New Zealand has so many natural advantages in her favour in this industry that no competition need be feared from any quarter if attention only be given to the best methods which experience approves.

DEPARTMENTAL.

There is not much calling for special notice. The account-keeping and correspondence, and references arising in connection with the working of the settlement conditions, have, as usual, demanded a large share of the time and attention of the head and district offices. The Land and Survey Offices have been more closely amalgamated than before, by combining duties. This has led, I regret, to the retirement of several valuable officers of long standing and faithful service. In conclusion I have again the pleasure, as in former years, to acknowledge the able and cordial co-operation of Mr. Elliott and the other officers of the department.

J. MCKERROW.

APPENDIX A.

REPORT ON VILLAGE-HOMESTEAD SPECIAL SETTLEMENTS, CANTERBURY, BY THE COMMISSIONER OF CROWN LANDS.

In accordance with the instructions from the then Minister of Lands, twenty-two village-homestead special settlements were opened between July, 1886, and August, 1887, in different parts of the Canterbury District, between the Hurunui and Waitaki, the principal settlements being situated at the Hurunui, Waitohi, Oxford, Chertsey, Dromore, Alford Forest, Hinds, Arundel, and Waitaki.

There were 299 sections in all, containing 7,644 acres, laid out in lots of from one to fifty acres each, according to the position of the land or the quality of the soil. Unfortunately, the character of the only land available for these settlements was in most cases of a light stony character, and not suited for much cropping without exhausting and impoverishing the soil, though in some cases, such as the settlement near the Rakaia, at Alford Forest, and Arowhenua, the land is of a fairly good quality, and suitable for the purpose intended.

Out of the land offered, applications were granted for 186 sections, containing 6,025 acres 3 roods 29 perches; but out of these, 31 applicants, representing an area of 1,254 acres 2 roods 24 perches, did not proceed to occupy the land as required by the Village-homestead Special Settlement Regulations, and the leases were forfeited; 18, however, of these sections were again taken up, containing 469 acres 2 roods 37 perches, though 2 of these, containing 39 acres 1 rood 1 perch, were again forfeited, thus leaving 171 leases, containing 5,201 acres 3 roods 1 perch, which are now current. This gives an average of about 30 acres to each lessee.

Out of the 171 lessees, 112 have taken advantage of the £20 advanced by the Government in terms of the regulations to enable them to erect their houses, £2,240 being advanced through Mr. March, the Steward of Village Settlements, after he had duly inspected the buildings erected; 16 have erected houses without the aid of the Government grant: making in all 128 houses erected to date. Of the lessees, 16 are children who have taken up land adjoining their parents or other relatives; and residence has in their cases been dispensed with for three years, in terms of the 148th section of "The Land Act, 1885;" 5 of the lessees at Waimate, where the land is liable to be flooded, have been allowed to live on neighbouring land: leaving 19 lessees, occupying 541 acres 2 roods 16 perches, who were not residing on their land when the last inspection was made. These will in due course be again inspected, to see if they are fulfilling the conditions under which they hold their leases. Three lessees reside in houses built by former tenants with Government grants.

The total annual rental receivable from these lands is £589 15s. 6d., ranging from 1s. 3d. to 10s. per acre, the average being about 2s. 3d. per acre.

On the 1st January last the sum of £251 1s. 10d. was due from 134 lessees; out of that amount £233 3s. 3d. has been collected up to date from 126 tenants: leaving only 8 men, owing £19 18s. 7d. This is, therefore, very satisfactory.

Mr. March, the Steward of Village Settlements, reports that nearly all of the settlers who have taken up their land on these conditions are satisfied with their holdings and prospects, and hope, with the aid of outside work, to be able to hold the land they have taken up, and to pay the rent due to the Crown.

Ordinary Village Settlements.

The first ordinary village settlement under the deferred-payment system was started at South Rakaia in May, 1880, and during the six years ensuing, until the village-homestead special settlements were started in July, 1886, 18 different settlements were established, the principal ones being at Annat, Horndon, South Rakaia, Rangitata, Belfield, Orari, Arowhenua, Fairlie Creek, Otipua, and Waimate. These are all situated in the centre of good agricultural districts, and in most cases the land was of excellent quality and well suited for the purpose of homesteads for industrious men.

The land being situated in long-settled districts, the areas given to each had to be comparatively small, ranging from sections of a quarter of an acre, in Arowhenua, to 5 acres, in Rakaia, and from 1 to 10 acres in the other settlements, the total number of allotments laid out being 720, and the area 3,298 acres; since reduced to 672 allotments, containing 2,835 acres; 48 sections, containing 463 acres, having been withdrawn from the deferred-payment system and set apart on village-homestead special settlement conditions; thus giving on an average about $4\frac{1}{4}$ acres to each allotment.

The settlers at South Rakaia, Orari, Arowhenua, and Fairlie Creek, who had fulfilled the conditions of their licenses, were allowed to increase their holdings.

Five hundred and sixty-one allotments, containing 2,482 acres, were applied for. Out of this the licensees of 244 sections, containing 756 acres 3 roods 11 perches, have paid their final instalment and are entitled to the Crown grants; and 221 holdings, containing an area of 1,515 acres 1 rood 9 perches, are still current, only 13 of them being more than one instalment in arrear.

Ninety-six licenses, representing 210 acres and 31 perches, have been forfeited, the holders not having complied with the conditions under which the land was granted to them. Of the area forfeited, 65 allotments, containing 135 acres 3 roods 23 perches, have been again taken up, in some cases as increased holdings by settlers already resident.

Of the ordinary village-settlement areas held under the deferred-payment system, 346 allotments, containing 1,897 acres, have been built on, and 184 allotments, containing 511 acres and 3 perches, have been granted as increased holdings or to children residing with their relatives on the adjoining land. This would give an average holding of about 7 acres to each family; but as, at Arowhenua, being township land, the settlers have been limited to half an acre, the holdings in the other settlements will average about 9 acres to each family.

If we deduct the forfeited licenses, nearly half the deferred-payment licensees in the village settlements have already paid up the full amount of the purchase-money and converted their holdings into freeholds; and, as only thirteen of the other half are more than one instalment in arrear, I can confidently assert that, with few exceptions, the whole of the selectors under this system—buying their land, as they do, at £48 per acre for the township and £3 to £15 per acre for the suburban and country land—will fulfil their obligations to the Crown, and convert their holdings into freeholds within the time allowed them by the Land Act, the majority doing so within five years; thus conclusively proving that, given fairly good land, these village settlers, even in the depressed times through which we are passing, when outside work is difficult to get, can, under the ordinary provisions of the Land Act, and without any special assistance to erect their houses, meet their engagements and secure suitable homes for their families, which are or will be their own freeholds.

Having thus shown the relative position of the two classes of village settlements in Canterbury up to the present time, both of which have been so far a success, it remains to be seen if the village-homestead special settlement settler will pay his rent after the land has been cropped once or twice, and ceases to yield a remunerative crop without being heavily manured or left in grass for a few years. The careful, industrious settlers, who have put down their land in grass before exhausting the ground, will, I have no doubt, pay their rents and make their holdings their home; but it is open for the improvident ones, after the land has been cropped a second time, to throw up their leases, in which case the land will revert in an impoverished state to the Crown. This appears to me to be the weak point in the leasehold tenure: time only will show whether or not this is a groundless apprehension.

The ordinary village settlements on deferred payments, without any advances for building, have, without a doubt, proved most successful, and will yield to the Crown no less a sum than £22,408 for the 2,408 acres taken up to the present time, which gives an average of £9 6s. per acre, nearly half of which has already been paid; and of the balance, very few payments are, as I have stated, materially in arrear. But these settlements can only be carried on to a very limited extent, on a few reserves which it is proposed to devote to this purpose, as there is otherwise no Crown land remaining in Canterbury in a suitable position to place settlers of this class on; so that if it is to be carried on it must be on land specially repurchased from private owners for this purpose. This can, I believe, be successfully done; but the price charged to the settlers for small allotments would have to be made £2 or £3 per acre in excess of the amount paid for the land, to cover loss for roads, subdividing the property, and for loss from persons failing to comply with the conditions, of which there are sure to be some in every settlement, and for the loss in interest for a time, as some of the sections would not be immediately taken up.

One advantage of the ordinary deferred-payment system is that in five years the transaction is completed, the licensee gets his title, and the Crown Lands Department has no further trouble with him. Under the perpetual-lease system, collecting the rent, inspection, transfers, &c., will necessarily be a constant addition to the cost of working the department, and one that is out of all proportion to the revenue derived.

JOHN H. BAKER,
Commissioner of Crown Lands.

APPENDIX B.

LAND DISTRICT OF AUCKLAND.

RETURN of LANDS held under the Village Homestead Special-settlement Regulations, showing Number of Sections and Area occupied, together with other Information in reference thereto, up to the 17th May, 1888.

Block.	Number of Persons on Block.			Area occupied.		Live Stock.						Fruit Trees.		Bush.		Fencing.		Whares.		Houses.		Advances paid.		Value of Improvements.		Sections abandoned.		No. of Sections forfeited.		
	Men.	Wo. men.	Child. ren.	Total.	A.		Horses.	Bulllocks.	Cows.	Calves.	Pigs.	Poultry.	Value of Stock.	Govern. ment.	Private.	Felled.	Grassed.	Chns.	Whares.	Directed.	In course of Prection.	£ s. d.	£ s. d.	No.	Amount paid on them.	No.	£ s. d.			
					R. P.	£ s. d.																								
Herekino	93	48	159	300	4,334	0	10	14	4	13	8	17	287	1,600	..	394	16	103	42	31	11	1,082	15	0	1,149	17	6	..	..
Wainamaku	..	23	9	56	1,136	1	0	3	..	..	..	16	..	..	41	..	4	15	..	2	2	51	5	0	53	15	0	..	..
Takahue	..	18	15	81	1,030	1	8	6	72	645	1,100	106	5	40	14	15	..	3	2	137	10	0	197	15	0
Fern Flat	..	11	7	36	550	0	0	7	31	200	..	105	5	4	1	1	..	8	2	271	17	6	271	17	6
Kohukohu	..	4	1	5	158	0	10	..	..	..	..	..	..	..	74	..	..	..	..	..	..	73	15	0	73	15	0	..	..
Moutukaraka	..	37	27	85	1,519	2	25	21	..	..	..	..	..	..	299	119	122	12	..	..	6	896	16	6	1,063	5	0	..	..
Auckland Endowment	..	16	11	33	815	2	30	1	..	..	..	80	450	..	183	..	..	..	..	..	..	224	5	0	224	5	0	..	..
Taheke	..	13	11	31	637	2	20	7	..	..	..	136	450	50	36	..	..	..	..	..	..	281	8	1	341	3	1	..	..
Farnell Endowment	..	13	6	30	675	2	0	4	..	..	..	54	400	220	39	2	41	41	..	..	..	194	2	6	218	1	0	..	..
Hukeremui and Motatau	..	41	29	111	2,185	1	29	60	30	45	28	10	183	950	102	35	279	9	9	29	11	548	10	0	790	12	6	..	..
Whananaki	..	19	10	35	909	2	33	4	..	..	..	186	550	550	50	88	3	11	1	1	1	273	12	6	368	7	6	..	..
Patana and Waiparera	..	16	7	25	780	1	18	1	..	..	..	64	600	375	61	1	1	1	3	3	3	197	10	0	263	8	0	..	..
Omaha	..	30	23	55	1,410	3	7	6	6	18	13	4	402	1,300	348	197	59	260	3	20	3	720	10	0	1,122	1	6	..	..
Waikareki and Swanson	..	20	15	59	327	2	5	1	..	..	..	152	610	353	..	..	..	..	..	..	..	342	10	0	547	10	0	..	..
Karaka	..	5	3	10	107	1	24	..	..	..	..	10	100	7	..	..	..	45	..	..	..	58	0	0	90	10	0	..	..
Komakorau	..	19	10	33	954	3	32	9	..	..	..	231	200	276	44	6	83	7	8	3	3	207	10	0	264	0	0	..	..
Firewood Creek	..	26	9	35	677	1	34	2	..	..	..	79	500	533	..	..	..	175	..	..	..	240	0	0	522	4	6	..	..
Akatea
Te Aroha and Waitoa
Totals	404	241	791	1,436	18,730	3	5	146	48	175	107	95	2,238	8,705	4,208	1,721	253	1,392	128	188	40	5,801	17	17,557	8	1

H. P. KAVANAGH,
Steward of Village Settlements.

No. 1.—SUMMARY of LANDS DISPOSED of from Foundation of the Colony, with Total CASH RECEIVED, &c., for the Year ending 31st March, 1888.

Land Districts.	Total Area sold.		Total Area granted or 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	1,681,669	0 29	2,687,661	3 10	4,369,330	3 39	585,583	4 1	124,479	1 27	2,562,488	2 37
Hawke's Bay	1,020,295	0 37	156,981	0 17	1,177,376	1 14	499,979	1 2	18,217	1 23	175,310	1 11
Taranaki	190,942	2 19	418,206	1 30	609,149	0 9	539,685	17 9	64,694	0 0	602,060	0 0
Wellington	1,671,435	2 1	693,747	0 35	2,365,182	2 36	889,745	10 11	95,551	0 3	1,274,143	1 3
Nelson	1,055,549	1 39	137,317	0 27	1,192,866	2 26	332,303	18 3	5,789,394	1 14	..	..
Marlborough	784,732	3 11	177,953	2 38	962,686	2 9	277,802	8 8	517,000	0 0	1,060,000	0 0
Canterbury	3,003,044	3 34	650,423	2 2	3,653,468	1 36	6,022,408	4 11	3,523,932	3 15	1,468,967	2 3
Westland	52,534	3 36	73,970	0 27	126,505	0 23	61,646	18 11	82,720	0 0	2,836,534	3 17
Otago*	2,255,711	3 29	812,569	1 11	3,068,281	1 0	2,435,235	11 5	181,034	2 19	7,341,715	0 0
Southland	1,050,685	0 24	288,929	3 3	1,339,614	3 27	1,191,558	9 9	5,680,977	1 13	..	..
Totals	12,766,701	3 19	6,097,760	1 0	18,864,462	0 19	12,886,149	5 10	16,078,000	3 34	..	..

* Transferred to Southland, 4186,000 acres.

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, 1888.

Land Districts.	LANDS SOLD.										Lands disposed of without Sale, by Grants, or in any other Manner.
	Number of Acres.			Rate per Acre.			Consideration.				
	Town.	Suburban.	Number of Purchases.	Town.	Suburban.	Country.	Cash.	Scrip.	A.	R. P.	
Auckland	6 0 8	129 3 36	20	37 10 0	4 13 8	0 15 4	7,065 18 0	..	141,045	3 18	
Hawke's Bay	0 1 0	8 1 1	14	30 0 0	{ 9 3 9 } 15 10 3	0 13 11	2,786 15 9	..	723	3 29	
Taranaki	22 3 32	2 2 0	1	8 5 3	7 10 0	1 11 6	685 10 8	..	3,219	1 32	
Wellington	..	..	..	11	..	0 15 6	1,384 7 7	..	156,677	0 13
Nelson	7 1 31	..	..	45 10 0	..	0 11 0	1,473 2 6	..	3,288	1 21
Marlborough	..	..	..	..	..	..	700 4 3	..	20	2 0
Canterbury	9 0 3	..	..	30 0 0	..	2 0 0	1,903 5 0	..	78,618	2 32
Westland	..	0 0 17	2	..	..	0 1 0	147 5 3	..	562	0 10
Otago	6 3 2	85 3 25	39	30 9 9.7	6 5 6.6	1 7 6.6	*15,979 4 10	48 0 0	613	0 28	
Southland	5 0 5	48 0 36	14	24 16 4.3	4 11 8.4	1 4 5 9	1,223 11 9	..	36	3 0	
Totals	57 2 1	274 3 35	90	..	..	..	33,349 5 7	43 0 0	384,805	3 23

* This includes forty-eight deferred-payment purchases, area 5,654 acres, and £7,665 16s. 1d. paid by instalments in former years and £1,394 10s. this year.

	11	11	147	178	329	1 24	29	2	1	2	12
Village settlement ..	11	11	147	178	329	1 24	29	2	1	2	12
" homestead specl. settlt.	15*	15	191	3 38	178	1 24	14 6	6	..	..	..
Special-settlement association	309	309	31,740	2 0	102	38	4,496	7 0	..	..	..
Leasing ..	6	6	1,048	2 0	174	3 0	788	17 0	2,009	2 6	1,822
10-per-cent. clauses ..	76	76	7,541	2 35	99	0 0	5,984	3 0	965	1 2	2,581
Reserves ..	1	1	70	0 0	3	0 0	786	17 10	..	..	1 0 5
Mineral ..	7	7	2,206	0 24	315	0 0	3,039	5 0	92	0 0	500 0 0
Deferred payment ..	3	3	240	3 6	80	1 2	211	5 1	..	..	466 3 5
Perpetual lease ..	..	..	..	..	..	..	1 6 0	..	..	..	..
Village settlement ..	..	..	..	..	..	..	..	..	..	..	..
" homestead specl. settlt.	2	2	32	2 9	16	1 4	6 18	6	..	..	60 2 9
Homestead ..	..	..	..	..	..	..	..	..	..	..	..
Deferred payment ..	2	2	184	2 24	92	1 12	6,371	11 10	327	3 15	97 3 23
Perpetual lease ..	16	16	782	2 80	45	3 7	219	9 2	..	..	..
" small areas ..	3	3	103	2 3	34	2 0	68	16 4	..	..	..
Village settlement ..	62	62	85	1 5	1	1 2	..	..	140	1 8	46 3 23
" homestead specl. settlt.	81	81	2,845	1 35	201	5 4	..	..	70	0 0	37 2 19
Deferred payment ..	..	..	..	..	..	..	..	..	..	..	..
Perpetual lease ..	1	1	60	0 0	60	0 0	189	3 8	..	..	..
" small areas ..	..	..	..	..	..	..	81	12 7	..	..	..
Agricultural lease ..	..	..	..	..	..	..	4	10 0	..	..	..
Homestead ..	..	..	..	..	..	..	21	15 0	..	..	..
Deferred payment ..	35	26	6,889	1 27	264	3 36	4,314	4 6	4,425	2 29	1,261 0 32
(Rural Exchange Pastoral Suburban)	10	10	1,540	1 31	154	0 7	562	15 4	1,124	1 9	..
Deferred payment ..	..	..	..	..	..	..	1,752	3 1	..	..	1,636 1 9
Perpetual lease ..	9	7	42	1 14	6	0 8	109	3 6	1	3 27	..
" small areas ..	159	159	35,929	1 28	222	0 31	2,948	3 9	..	..	..
Capitalisation interest ..	9	9	39	2 14	4	1 24	..	..	..	..	..
Agricultural lease ..	..	..	..	..	..	..	1,718	6 8	..	..	..
Village settlement ..	29	15	1,221	3 23	81	1 33	1,394	14 7	1,928	1 12	2,610 3 16
" homestead specl. settlt.	4	4	65	0 28	16	1 7	222	2 10	102	1 12	11 3 19
Deferred payment ..	61	61	918	3 14	15	0 10	..	..	..	..	..
Perpetual lease ..	..	..	..	..	..	..	..	..	..	..	..
Homestead ..	25	25	2,454	1 19	..	..	4,708	13 11	1,516	1 0	3,171 0 28
Deferred payment ..	16	16	4,958	0 0	272	1 20	144	19 8	..	..	..
Perpetual lease ..	6	6	291	0 9	48	2 0	6,793	10 6	141	3 32	40 0 30
" small areas ..	16	16	221	2 31	13	3 2	48	18 2	..	..	117 2 10
Village settlement ..	23	23	226	0 37	9	3 14	..	..	..	..	..
" homestead specl. settlt.	..	..	..	..	..	..	..	..	..	..	..
Totals	1,539	1,539	164,632	2 6	7,457	3 8	83,436	13 3	27,164	2 11	16,972 2 34

* Exclusive of re-selections.

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, 1888.

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.
Nelson ..	1	41 2 15	Nelson ..	57	4,998 0 34	..	..
Otago ..	10	1540 1 31	Otago ..	56	6,042 0 18	..	..
Southland ..	..	..	Southland ..	37	1,516 1 0	3,569 0 0	430 2 34
Totals ..	11	1582 0 6	Totals ..	150	12,556 2 12	3,569 0 0	430 2 34

No. 5.—NUMBER and AREA of PASTORAL LICENSES issued during the Year ending 31st March, 1888.

Land Districts.	Number of Holders.	Area.	Rent (annual).	License Fees (if any).	Total, and Rent per Acre.
		A. R. P.	£ s. d.	£ s. d.	£ s. d. per acre.
Auckland ..	1	5,140 0 0	20 0 0	..	20 0 0 $\frac{3}{4}$ d.
Hawke's Bay ..	10	52,014 0 0	325 11 2	10 10 0	336 1 2 $1\frac{1}{2}$ d.
Taranaki ..	..	..	..	..	..
Wellington ..	3	2,130 0 0	13 6 3	3 3 0	16 9 3 $1\frac{1}{2}$ d.
Nelson ..	4	4,524 0 0	22 3 8	4 4 0	26 7 8 $1\frac{3}{4}$ d.
Marlborough ..	18	11,666 1 24	99 9 4	14 14 0	114 3 4 2d.
Canterbury ..	18	93,364 3 0	413 4 8	18 18 0	432 2 8 $1\frac{1}{2}$ d.
Westland ..	6	72,000 0 0	84 0 0	8 8 0	92 8 0 28d.
Otago ..	51	512,552 2 9	6,240 5 10	53 11 0	6,293 16 10 2-92d.
Southland ..	1	7,375 0 0	15 7 4	1 1 0	16 8 4 $\frac{1}{2}$ d.
Totals ..	112	760,766 2 33	7,233 8 3	114 9 0	7,347 17 3 ..

No. 6.—LANDS held under PASTORAL LICENSE or LEASE on 31st March, 1888.

Land Districts.	Number of Holders.	Area approximately.	Average Area to each.	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	119,743 0 0	5,210 0 0	297 5 0	..	297 5 0	0 2 $\frac{1}{2}$
Hawke's Bay ..	32	130,339 0 0	4,073 0 0	767 9 0	10 10 0	777 19 0	0 1 $\frac{1}{2}$
Wellington ..	21	26,249 0 0	1,249 0 0	316 17 1	21 0 0	337 17 1	0 3
Nelson ..	119	811,170 0 0	6,816 0 0	9,268 8 11	10 10 0	9,278 18 11	0 2 $\frac{3}{4}$
Marlborough ..	115	1,067,323 0 0	9,281 0 0	9,171 9 9	13 13 0	9,185 2 9	0 2-06
Canterbury ..	423	2,869,171 0 0	6,782 0 0	49,956 15 1	27 13 9	49,984 8 10	0 4-18
Westland ..	45	544,120 0 0	12,091 0 0	660 3 11	13 8 1	673 12 0	0 0-29
Otago ..	*364	4,180,816 0 0	11,485 0 0	82,352 11 2	77 5 0	82,429 16 2	0 4-73
Southland ..	111	1,006,552 0 0	9,068 0 0	4,092 17 7	1 1 0	4,093 18 7	0 1
Totals ..	1,253	10,755,483 0 0	..	156,883 17 6	175 0 10	157,058 18 4	..

* By the alteration of boundaries of the land district forty-five runs, with an acreage of 697,071 acres 2 roods, have been transferred to Southland.

No. 7.—NUMBER and AREA of LEASES and LICENSES, other than AGRICULTURAL and PASTORAL, issued during the Year ending 31st March, 1888, and REVENUE therefrom.

Land Districts.	Object for which leased.	Area leased.		Rent.		
		A.	R. P.	£	s.	d.
Auckland ..	Timber and timber-floating .. .. .	..	..	..	..	..
Hawke's Bay ..	Miscellaneous	292	2 38	58	2	0
Taranaki ..	"	193	3 23	27	17	6
Wellington ..	" .. .. .	..	..	..	..	..
Nelson ..	Coal leases, royalties, timber and other leases	15,249	2 30	3,787	11	0
Marlborough ..	Miscellaneous	2,119	0 20	16	13	0*
Canterbury ..	"	2,562	2 15	232	17	3
Westland ..	"	435	1 13	269	9	0
Otago ..	"	575	2 14	122	15	0
Southland ..	"	4,470	2 36	3,008	4	4
Totals ..	.. .. .	25,899	2 29	7,622	5	1

* And tithes.

No. 8.—NUMBER of LICENSES REVOKED during the Year ending 31st March, 1888.

Land Districts.	Description of License forfeited or revoked.	At Licen-see's Request.	For Non-payment of Fees.	Non-compliance with and Violation of Conditions.	Issued in Error.	Total Number.	Extent.	
							A.	R. P.
Auckland ..	.. .. .	2	1	..	..	3	20,290	0 0
Hawke's Bay ..	Deferred payment, 1; pas- toral, 7	..	..	8	..	8	9,099	0 36
Taranaki ..	Deferred payment	10	4	..	..	14	1,254	1 31
Wellington ..	"	1	..	2	..	3	227	2 28
Nelson ..	Occupation licenses License over reserve	..	3 1	..	..	4	559	2 21
Marlborough ..	.. .. .	..	2	3	..	5	8,560	2 9
Canterbury ..	Deferred payment, 8; pastur- age license, 12	1	12	7	..	20	58,938	3 23
Westland ..	Miscellaneous	2	4	..	..	6	35,537	2 19
Otago ..	"	95	36	30	..	161	465,142	0 26
Southland ..	" .. .. .	..	..	30	1	31	3,273	0 12
Totals ..	.. .. .	111	63	80	1	255	602,883	1 5

* Besides the 9 deferred-payment licenses given above, 18 pastoral deferred-payment licenses, with an acreage of 26,914 acres 2 roods, were surrendered and exchanged for small grazing runs.

No. 9.—STATEMENT of AMOUNTS DUE to the CROWN on the 31st March, 1888, on account of Crown Lands held under any System of Deferred Payments.

Districts, and Nature of Holding.	Selectors still Holding.						Selectors in Arrear, 31st March, 1888.										
	Number.	Acreage held.			Amount to accrue in Future Instalments.		Total Payments made to 31st March, 1888.		Number.	Area held			Amount of Arrears.				
		A.	R.	P.	£	s.	d.	£	s.	d.		A.	R.	P.	£	s.	d.
Auckland—																	
Rural	134	18,923	1	0	17,102	0	0	12,148	8	8	63	12,809	1	30	1,631	12	9
Pastoral	5	7,185	0	0	..	..	..	2,361	2	6							
Hawke's Bay—																	
Rural, deferred payment	267	27,187	1	28	25,883	7	6	13,234	3	10	34	4,944	2	4	374	19	11
Village settlement, "	88	928	1	35	1,434	19	1	475	14	4	1	1	1	0	0	15	0
Special settlement "	58	5,120	3	31	4,140	6	4	1,219	11	0	20	1,631	3	12	115	8	11
Pastoral "	4	4,620	0	0	2,980	3	7	1,747	1	5	4	4,620	0	0	314	3	6
Taranaki—																	
Suburban and rural ..	726	74,748	3	30	81,844	8	3	124,611	0	11	168	17,222	3	26	1,701	6	10
Village and small-farm ..	43	806	2	8	2,630	17	9	9,720	15	1	11	214	0	27	73	1	0
Wellington—																	
Deferred payment	246	40,666	2	35	39,450	0	4	27,957	0	10	54	8,550	1	28	676	10	7
" village	49	509	3	19	1,195	10	0	670	4	5	5	29	1	0	12	13	1
Special settlement	650	64,799	1	11	69,215	17	5	8,521	13	5	94	9,319	2	13	547	15	9
Nelson—																	
Sundry Acts and 10-per-cent. clauses	879	84,923	2	38	55,352	8	5	30,611	2	7	..	..	..	..	..	..	..
Marlborough—																	
Deferred payment	29	2,736	1	25	1,541	18	5	1,370	1	0	1	143	2	0	1	18	1
Canterbury—																	
Village settlement	84	31	0	36	662	7	3	303	15	2	24	8	2	7	34	19	7
Small-farm settlement	208	2,661	1	3	9,467	19	1	10,270	17	8	101	1,845	2	23	863	5	2
Rural	41	6,965	3	5	14,051	12	7	7,295	9	9	28	4,927	3	38	714	15	4
Pastoral, deferred payment ..	13	23,676	0	0	30,130	2	7	15,593	18	4	6	12,838	0	0	571	6	8
Westland—																	
Deferred payment	83	3,997	3	25	2,875	19	11	2,027	18	11	29	2,184	3	37	104	12	11
Otago—																	
Deferred payment	491	127,763	2	9	153,958	16	3	38,337	14	5	397	107,305	2	10	10,406	4	2
Agricultural lease	116	10,904	2	29	15,329	9	7	4,244	9	4	75	9,557	3	36	1,355	0	6
Village homestead special settlement	85	1,163	3	6	9	16	0	48	11	0	17	292	2	23	9	16	0
Small grazing runs	95	199,790	0	29	1,212	15	2	7,870	3	4	29	57,974	2	33	1,212	15	2
Southland—																	
Rural, deferred payment ..	412	77,846	2	9	83,575	1	6	51,366	7	0	345	65,850	1	5	5,954	16	8
Suburban, "	147	1,187	1	0	3,898	3	1	3,317	4	5	99	790	3	21	693	4	1
Village, "	161	2,465	0	22	3,667	13	2	3,264	15	8	119	1,944	2	19	736	3	4
Exchange, "	6	432	0	10	215	13	3	247	11	6	6	432	0	10	52	12	4
Pastoral, "	3	7,423	0	0	6,951	4	11	1,378	8	10	3	7,423	0	0	1,046	19	0
Totals	5,123	804,465	0	3	631,678	1	5	380,115	5	4	1,733	332,363	3	2	29,037	5	6

No. 10.—CAPITALISATION.

Land Districts.	Number of Applications made to the Board.			Number of Applications granted by the Board.			Amount due under Capitalisation System.										
	Number.	Area.	Amount due under the Deferred-payment System.	Number.	Area.	Amount due under the Deferred-payment System.											
		A.	R.	P.	£	s.	d.		A.	R.	P.	£	s.	d.	£	s.	d.
Auckland	29	5,282	0	4	5,309	10	6	29	5,282	0	4	5,309	10	6	4,323	1	5
Hawke's Bay	11	1,334	1	8	1,559	13	5	11	1,334	1	8	1,559	13	5	1,314	6	2
Taranaki	78	7,953	2	9	9,324	14	11	78	7,953	2	9	9,324	14	11	7,864	8	0
Wellington	49	7,806	1	6	7,806	7	11	49	7,806	1	6	7,806	7	11	6,648	10	7
Nelson .. .. .	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..
Marlborough	3	481	3	15	271	6	0	3	481	3	15	271	6	0	234	11	0
Canterbury	27	1,964	1	25	5,856	12	1	27	1,964	1	25	5,856	12	1	*4,883	10	11
Westland .. .. .	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..
Otago	34	5,855	1	32	7,940	4	8	34	5,855	1	32	7,940	4	8	6,887	18	10
Southland	45	7,787	0	7	8,405	7	4	45	7,787	0	7	8,405	7	4	7,299	4	1
Totals	276	38,464	3	26	116,473	16	10	276	38,464	3	26	46,473	16	10	39,455	11	0

* Interest in arrear, £114 16s. 9d., not included in £4,883 10s. 11d.

No. 11.—RETURN of the Number of PERPETUAL LEASES taken up during the Year ended 31st March, 1888.

Districts.	Number of Holdings.	Area.	Rental.		Total Rents received during the Twelve Months, both from Land taken up during Previous Years and during the Current Year.	Area taken up Previous Years.		Total Area now in Occupation under Perpetual-lease System.		Selectors in Arrear, 31st March, 1888.		
			Upset.	Obtained.		Number of Holdings.	Area.	A.	R. P.	Number.	Area held.	Amount of Arrears.
Auckland ..	41	3,998 0 29	0 1 1	0 1 1	102 12 9	13	1,118 2 11	5,116 3 0	5	668 0 4	51 0 6	
Hawke's Bay ..	40	12,919 0 5	0 0 10	0 0 10½	1,000 6 3	42	12,818 1 9	25,237 1 14	17	4,020 3 26	159 2 11	
Taranaki ..	24	4,041 2 25	0 1 1	0 1 1	2,921 4 9	125	18,012 3 21	19,337 1 11	31	4,582 0 0	245 1 3	
Wellington ..	57	10,527 1 9	0 1 0½	0 1 1¼	1,224 16 3	44	9,303 2 35	30,671 3 1	43	7,602 1 0	412 15 7	
Nelson ..	..	..	..	..	..	..	..	..	..	..	..
Marlborough ..	..	..	..	..	..	1	51 0 30	51 0 30	..	..	..
Canterbury ..	16	732 2 30	0 2 11½	0 4 3¼	219 9 2	14	1,209 2 21	1,942 1 11	6	930 0 0	90 18 1	
Westland ..	1	60 0 0	0 1 0	0 1 0	81 12 7	3	140 0 0	1,260 1 5	2	249 0 32	9 3 4	
Otago ..	159	35,329 1 28	0 0 11-1	0 0 11-9	2,948 3 9	260	57,876 1 39	72,728 3 11	152	36,008 2 6	2,728 7 3	
Southland..	16	4,358 0 0	0 0 11¼	0 0 11¼	144 19 8	23*	4,168 3 17	8,526 3 17	13	2,462 3 11	252 0 3	
Totals ..	354	71,966 1 6	..	..	8,643 5 2	525	103,999 2 23	164,872 2 30	269	56,522 3 39	3,928 9 2

* Includes 14 holdings, comprising 2,002 acres 1 rood 38 perches, formerly in Otago District.

No. 12.—RETURN of HOMESTEAD LANDS SELECTED, &c., during the Year ending 31st March, 1888.

Land Districts.	Number of Selectors.	Area.			Freeholds acquired.			Forfeitures.				
					Number of Selectors.	Area.			Number of Selectors.	Area.		
						A.	R.	P.		A.	R.	P.
Auckland	28	4,200	0	0	14	2,927	2	0	2	150	0	0
Hawke's Bay
Taranaki
Wellington
Nelson
Marlborough
Canterbury
Westland	19	750	0	0	..	..	..	..
Otago
Southland
Totals	28	4,200	0	0	33	3,677	2	0	2	150	0	0

No. 13.—RETURN of GRANTS, SCHEDULES, CERTIFICATES of TITLES, &c., issued from 1st April, 1887, to 31st March, 1888.

Land Districts.	Number of Grants.	Number of Acres in Grants.	Number of Schedules.	Area in Schedules.	Total Area in Grants and Schedules.	Number of Certificates.	Corrected Grants.	Cancelled Grants.	Duplicate Grants.	Antevested Grants.
Auckland ..	185	Acres. 96,470	101	Acres. 35,074	Acres. 131,544	276	2	2	..	1
Hawke's Bay ..	6	5,630	..	..	5,630	122	..	..	..	..
Taranaki ..	2	232	21	18,719	18,951	163	..	1	..	..
Wellington ..	8	32,252	40	186,040	218,292	151	1	..	..	..
Nelson ..	6	313	9	6,271	6,584	242	..	..	..	..
Marlborough ..	1	*	2	269	269	8	..	..	..	..
Canterbury ..	22	2,540	50	91,134	93,674	727	3	1	..	..
Westland ..	1	*	5	2,423	2,423	6	..	1	..	..
Otago ..	19	1,128	50	27,700	28,828	332	1	11	..	..
Southland ..	6	2,232	15	16,288	18,460	176	1	..	..	..
Totals ..	256	140,797	293	383,858	524,655	2,203	8	16	..	1

* Less than an acre.

No. 14.—RETURN of SPECIAL SETTLEMENTS under Clause 163 of "The Land Act, 1885," for the Year ending the 31st March, 1888.

Land District.	Survey District.	Name of Special Settlements.	Total Area of Block.	Number of Selectors.	Average Area of each Selector.	Price per Acre.	Total Amount received to 31st March, 1888.
Wellington ..	Mangahao ..	Woodville-Mangahao..	A. R. P. 5,256 1 15	50	A. R. P. 105 0 21	£ s. d. 1 0 0	8,544 17 9
" ..	Mangahao and Taranua	Wellington Nos. 1 and 2	9,537 2 36	95	100 1 24	1 0 0	
" ..	Mangaone ..	Parkville ..	5,112 0 21	50	102 1 0	1 5 0	
" ..	Pohangina ..	Awahou-Pohangina ..	6,494 2 28	61	106 1 35	1 0 0	
" ..	Ongo ..	Sandon ..	5,339 3 10	53	100 3 0	1 0 0	
Totals	31,740 2 30	309	8,544 17 9

No. 16.—RETURN of the Number of SELECTORS of SMALL AREAS on PERPETUAL LEASE, under Clause 161 of "The Land Act, 1885," for the Year ended 31st March, 1888.

Land Districts.	Number of Holdings.	Area.	Rental.		Total Rents paid.	Area taken up in previous Years.		Total Area now in Occupation	
			Upset.	Obtained.		Hold-ings.	Area.	Hold-ings.	Area.
		A. R. P.	£ s. d.	£ s. d.	£ s. d.		A. R. P.		A. R. P.
Auckland ..	..	..	..	..	..	..	..	..	..
Hawke's Bay ..	..	..	..	..	..	..	..	..	..
Taranaki ..	..	..	..	..	..	..	..	..	..
Wellington ..	..	..	..	..	..	..	..	..	..
Nelson ..	..	..	..	..	..	..	..	..	..
Marlborough ..	..	..	..	..	..	..	..	..	..
Canterbury ..	3	103 2 3	0 2 0	0 2 0	68 16 4	20	714 1 13	23	817 3 16
Westland ..	..	..	..	..	4 10 0	3	140 0 0	3	140 0 0
Otago ..	9	39 2 14	0 5 0	0 5 0	4 19 9	..	..	9	39 2 14
Southland ..	6	291 0 9	0 2 3	0 2 3	16 6 0	..	..	6	291 0 9
Totals ..	18	434 0 26	..	..	94 12 1	23	854 1 13	41	1,283 1 39

No. 17.—RETURN of SMALL GRAZING RUNS taken up during the Year ended 31st March, 1888.

Land Districts.	No. of Holders.	Area.	Average Rent per Acre.	Total Rent received during the Twelve Months ended 31st Mar., 1888.	Area taken up during previous Years.		Total Area in Occupation.		Arrears on 31st March, 1888.	
					No. of Holders.	Area.	No. of Holders.	Area.	No.	Amount.
		A. R. P.	s. d.	£ s. d.		A. R. P.		A. R. P.		£ s. d.
Auckland ..	..	..	..	..	..	..	..	..	..	..
Hawke's Bay ..	14	34,370 0 0	..	491 4 10	13	25,835 1 1	27	60,205 1 1	11	204 11 10
Taranaki ..	1	1,100 0 0	0 6	20 4 3	1	517 0 0	2	1,617 0 0	..	..
Wellington ..	21	18,252 2 15	0 6½	874 13 0	30	32,004 3 22	51	50,257 1 37	15	317 5 5
Nelson ..	..	..	..	..	..	..	..	..	..	..
Marlborough ..	3	1,029 0 0	0 3½	11 0 6	..	..	3	1,029 0 0	..	..
Canterbury ..	1	2,758 2 27*	0 9½	110 7 9	1	445 1 0	2	3,203 3 27	..	..
Westland ..	..	..	..	..	..	..	..	..	..	..
Otago ..	43	98,571 1 6	0 7-7	4,104 12 1	55	106,923 3 23	95	199,790 0 29	29	1,212 15 2
Southland ..	..	..	..	2 10 0	1	200 0 0†	1	200 0 0	1	2 10 0
Totals ..	83	156,481 2 8	..	5,614 12 5	101	165,926 1 6	181	316,802 3 14	56	1,737 2 5

* This area comprises that formerly contained in forfeited Small Grazing Runs Nos. 1 and 2. † Formerly in Otago.

No. 18.—RETURN of SELECTORS under the Village Homestead Special-settlement Regulations, for the Year ended 31st March, 1888.

Land Districts.	No. of Applications.	No. of Selectors.	Area allotted.	Average Area to each Selector.	Average Rental per Acre.	Amount advanced to Selectors.			Payments made by Selectors during the Year.	Selectors in arrear on 31st March, 1888.	
						For Houses.	For Bush-felling.	Total Advances.		No.	Amount.
			A. R. P.	A. R. P.	s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.		£ s. d.
Auckland ..	175	123	5,129 0 17	41 3 0	1 0½	2,293 15 0	2,189 5 7	4,483 0 7	40 14 2	180	160 0 0
Hawke's Bay ..	12	3	53 3 5	17 3 28	2 0	..	..	..	42 11 1	15	15 3 10
Taranaki ..	1	1	50 0 0	50 0 0	1 3	..	..	..	1 11 3	..	..
Wellington ..	15	15	191 3 38	..	3 1	705 10 0	1,514 13 3	2,220 3 3	178 12 0	44	47 18 6
Nelson ..	..	..	..	..	..	..	..	..	0 15 0	..	..
Marlborough ..	2	2	32 2 9	16 1 4	2 3	55 0 0	18 15 0	73 15 0	7 8 6	..	..
Canterbury ..	81	81	2,845 1 35	35 0 0	1 10	1,200 0 0	..	1,200 0 0	353 12 11	8	19 18 7
Westland ..	..	..	..	..	..	..	..	..	..	..	..
Otago ..	61	61	918 3 14	15 0 10	1 5-7	560 0 0	53 15 0	613 15 0	48 11 0	17	9 16 0
Southland ..	23	23	226 0 37	9 3 14	4 0½	468 0 0	132 17 2	600 17 2	65 15 9	21	24 4 2
Totals ..	370	309	9,450 3 35	..	..	5,282 5 0	3,909 6 0	9,191 11 0	739 11 8	285	277 0 1

NOTE.—Otago, 85 in occupation, 1,163 acres 3 roods 6 perches; 39 cancelled, 616 acres and 20 perches.

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