

1903.
NEW ZEALAND.

“THE LAND FOR SETTLEMENTS CONSOLIDATION
ACT, 1900”

(REPORT ON).

*Presented to both Houses of the General Assembly in compliance with Subsection (2),
Section 73, of “The Land for Settlements Consolidation Act, 1900.”*

The LAND PURCHASE INSPECTOR to the Right Hon. the PRIME MINISTER.

SIR,—

I have the honour to report the transactions under “The Land for Settlements Consolidation Act, 1900,” that have taken place during the twelve months which ended on the 31st March, 1903.

The Board of Land Purchase Commissioners held 36 meetings—the Wellington Board meeting 12 times, the Canterbury Board 9 times, the Marlborough and Southland Boards each 4 times, the Otago Board 3 times, and the Auckland, Hawke’s Bay, Taranaki, and Westland Boards once each.

About 150 properties were offered for sale, aggregating 740,871 acres. The Board dealt with 108, and recommended the purchase or exchange of 59, containing 404,426 acres.

The Government having approved, negotiations were completed with the owners of 11 estates, containing 29,910 acres, which cost £142,460; and 8 estates, containing 82,696 acres, valued at £208,708, were acquired, but not wholly paid for within the year.

The Arbitration Court sat at Napier on the 29th January, and awarded the Crown 28,857 acres of the Milbourne Estate for £142,262, including costs of one side. The Court also allowed the vendors to retain 600 acres and one homestead. The amount which the Government offered for 29,550 acres was £118,200.

The purchase of 8,542 acres of the Longbush and Tablelands Estate was completed, but the negotiations for taking a portion of the estate, the freehold of which is held by Native owners, failed, the Supreme Court deciding that Native land, although held under a Crown title, could not be taken compulsorily. The value of the purchase is somewhat injuriously affected by this unexpected decision.

The estates wholly paid for during the year are Argyll (Milbourne and Te Reinga), in Hawke’s Bay; Spotswood, in Taranaki; Linton, Longbush, and Tablelands, in Wellington; Kokatahi, in Westland; Eccleston, Mead, Chamberlain (Opawa), and Squires, in Canterbury; and Windsor Park (two parts) and Duncan, in Otago.

The total completed purchases for the year comprise 14 estates, containing 69,273 acres, which cost £349,452.

Besides these, negotiations were completed for the Bickerstaffe Estate (Colbeck’s) in Auckland; Wigan (Takapau), in Hawke’s Bay; Normandale (Western Hutt), in Wellington; Annan (Highfield), in Canterbury; and St. Helen’s (Kenton), in Otago. Exchanges were also completed at Birchhill and Awatere, in Marlborough, and Ruangarehu, in Hawke’s Bay.

The Levels Estate, containing 38,247 acres, was recommended for purchase and approved by the Government, but, as the owners declined to sell, proceedings were commenced to take the estate compulsorily. Since the close of the year, however, an agreement was arrived at to buy at £6 9s. per acre, and the estate will be taken possession of on the 31st March, 1904.

The Mount Vernon Estate, proceedings to take which compulsorily were commenced some time ago, has not yet been before the Court.

At Birchhill the New Zealand Land Association held freeholds of the best of the land in Mount Patriarch, Raglan, and Manuka Island Runs, and so practically prevented the Crown from leasing the large areas of pastoral country adjacent. The association agreed to sell these freeholds for one block of Crown lands, the advantage being as nearly as possible equal to the Crown and to the association.

At Awatere the Assets Realisation Board held freeholds interspersed with the Crown lands formerly held by them under pastoral lease, and it was arranged that the Board should transfer all its freeholds in one block to the Crown, and the Crown granted the Board all the Crown lands within the other block retained by the Board.

The exchange of Ruangarehu, near Waipiro, consists in the transfer to Mr. J. N. Williams of four small isolated blocks of Crown land, in exchange for about an equal area of his freehold in one block, which is ready for occupation, and is situated on the Tologa-Waipiro inland track.

For workmen's homes and small farms near towns two properties were purchased and opened for lease, with rather disappointing results. The properties purchased last year, and offered for lease during the year, also failed in finding anything like full occupation.

There was a very great desire expressed by the representatives of labour that land should be acquired. At Dunedin, although the principle of providing land for workmen's homes was fully expressed, it was found that very few indeed would definitely state that they would themselves take up any land on the statutory terms if it were offered to them. I believe workmen find it more convenient to live near their work, and that few care to undertake the trouble or cost of living out of town, unless there are frequent rapid and cheap means of communication.

The following is a summary of the transactions under the Land for Settlements Acts to the 31st March, 1903 :—

	No.	Area. Acres.	Prime Cost. £
Purchased or exchanged and opened for selection	116	497,683	2,250,961
Paid for, but not opened for selection	...	6	42,990
Purchased, but not paid for nor opened	...	5	60,152
	127	600,825	2,675,487
Under negotiation	17	320,638	1,098,160

The income for the year amounts to £120,967, and the outlay for interest on money borrowed is £93,599. Other outlay is charged to capital. There are also 19,544 acres not yet let, valued at £3,401 yearly, and 8,338 acres taken up by roads and reserves, from which no revenue was derived.

The result of the year's operations shows a profit of £27,369. The accumulated and invested credit balance up to the end of the year is £117,546, besides uncollected rents, on the 31st March last, amounting to £10,489, but a considerable part of which has since been received. The arrears are principally in Taranaki, Hawke's Bay, Wellington, Marlborough, and Southland, the greatest being in Hawke's Bay; but three large estates account for more than half of the whole indebtedness.

The usual tables of statistics are attached.

I have, &c.,

A. BARRON,

Land Purchase Inspector,

Chairman of the Board of Land Purchase Commissioners.

The Right Hon. the Prime Minister.

TABLE A.—SUMMARY of all LANDS OFFERED to GOVERNMENT under "The Land for Settlements Consolidation Act, 1900," and how dealt with, from 1st April, 1902, to 31st March, 1903.

Land District where Land situated.	Number of Estates offered.	Area offered.	Area declined without going to Board.	Area not recommended by Board.	Area recommended by Board.	Area under Consideration.	Area withdrawn.	Total.
		Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.
Auckland	33	270,435	..	169,566	78,518	22,251	100	270,435
Hawke's Bay	11	36,987	4,074	..	22,548	10,365	1,200	36,987
Taranaki	29	9,752	681	25	806	8,740	..	9,752
Wellington	27	75,681	5,308	15,447	7,370	47,556	..	75,681
Marlborough	1	246	..	..	..	246	..	246
Westland	1	111	..	..	..	111	..	111
Canterbury	23	117,811	7,230	42,018	50,551	17,952	400	117,811
Otago	18	85,480	18,465	..	10,425	56,590	..	85,480
Southland	7	144,368	9,000	..	18,085	117,288	..	144,368
Total	150	740,871	44,818	227,056	187,803	281,094	1,700	740,871

TABLE B.—RETURN of LANDS RECOMMENDED for PURCHASE by the BOARD of LAND PURCHASE COMMISSIONERS under the above Act from 1st April, 1902, to 31st March, 1903.

Name of Seller and Locality.	Area offered by Vendor.	Price asked.		Price offered for Land.		Total Price paid to Seller.		Cost of Roading, Administration, &c., to Date.		Total Cost to Date.	Remarks.	
		£	s. d.	£	s. d.	£	s. d.	£	s. d.			
AUCKLAND LAND DISTRICT.												
Williams, T. C., "Pakaraka"	A. R. P. 3,327 0 0	3	12 6	..	..	..	..	..	..	..	Purchase not approved.
Williams, Hon. H., "Ponerua"	2,610 0 0	3	16 11	..	..	..	..	..	..	..	"
Graham, Mrs. M. B.	280 0 0	10	0 0	..	..	..	..	..	..	..	"
Seddon, S. T., "Knighton"	340 0 0	20	0 0	..	..	..	..	..	..	..	"
McPherson, Captain	124 0 0	12	0 0	..	..	..	..	..	..	..	"
Casey, A., "Sunnyside"	350 0 0	15	0 0	..	..	..	..	..	..	..	"
Colbeck Bros., "Riverview"	300 0 0	15	0 0	..	..	..	..	..	..	..	"
Colbeck Bros., "Pukehuia"	3,557 0 0	4	10 0	3	5 0	..	..	..	..	..	Purchase not complete.
Colbeck Bros., "Okahurewa"	8,618 0 0	4	0 0	3	5 0	..	..	..	..	..	Vendors declined price offered.
Assets Realisation Board, "Waimana"	4,850 0 0	4	0 0	2	6 0	..	..	..	..	..	"
" " " " "Matamata"	45,062 0 0	3	0 0	2	10 0	..	..	..	..	..	"
" " " " "Paparamu"	6,699 0 0	2	7 6	2	3 6	..	..	..	..	..	"
" " " " "Mangapouri"	2,746 0 0	2	5 0	2	5 0	..	..	..	..	..	"
" " " " "Tirau"	6,767 0 0	2	10 0	2	1 0	..	..	..	..	..	"
" " " " "Richmond Downs"	12,501 0 0	3	0 0	1	10 0	..	..	..	..	..	"
Total	98,131 0 0	..	..	..	..	..	..	..	..	..	..
HAWKE'S BAY LAND DISTRICT.												
Reeves, A., "Wharekaka"	1,200 0 0	12	10 0	..	..	..	..	..	..	..	Offer withdrawn.
Hunter-Brown, J., "Whakaki"	8,500 0 0	5	0 0	..	..	..	..	..	..	..	Purchase to "stand over."
Macfarlane, James, "Takapau"	10,468 0 0	6	10 0	5	3 0	..	..	..	..	..	Purchase not complete.
Williams, J. N., "Ruangarehu"	2,380 0 0	..	..	..	..	..	..	..	..	..	Exchange of 2,388 acres Crown land for 2,380 acres freehold.
Total	22,548 0 0	..	..	..	..	..	..	..	..	..	..
TARANAKI LAND DISTRICT.												
Bailey and Mills, "Putis Farm"	294 0 0	50	0 0	50	0 0	14,588	16 2	77	17 10	15,279	4 0	Purchase complete.
Kelsey, T. O., "Barret's Reserve"	12 0 0	60	0 0	50	0 0	612	10 0	..	..	..	..
Total	306 0 0	15,201	6 2	77	17 10	15,279	4 0	..
WELLINGTON LAND DISTRICT.												
Chamberlain, T. E.	85 0 0	35	0 0	Purchase not approved.
Downes, D.	470 0 0	18	0 0	"
Keeble, C. T.	1,856 0 0	18	0 0	"
Carey, R. E.	420 0 0	20	0 0	"
Wallis L.	1,232 0 0	12	15 0	"
Smith, R. S.	518 0 0	12	0 0	"
Sutherland, A. and A.	776 0 0	15	0 0	"
Coombes, James, "Dunsinane"	1,020 0 0	12	10 0	9	0 0	Vendors declined price offered.
Johnston, J. R.	1,044 0 0	20	0 0	15	0 0	"
Wilton's Trustees, "Wilton"	258 0 0	77	10 4	50	0 0	"
Carried forward	7,179 0 0

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TABLE B.—RETURN OF LANDS RECOMMENDED FOR PURCHASE BY THE BOARD OF LAND PURCHASE COMMISSIONERS—continued.

Name of Seller and Locality.	Area offered by Vendor.			Price asked.			Price offered for Land.			Total Price paid to Seller.	Cost of Roading, Administration, &c., to Date.	Total Cost to Date.	Remarks.		
	A.	R.	P.	£	s.	d.	£	s.	d.					£	s.	d.
Brought forward	7,179	0	0	..	..	..	..	..	..	..	..	..
WELLINGTON LAND DISTRICT—continued.															
Balfour and Stevens, "Balfour"	3,843	0	0	11	10	4	8	7	6	..	..	..	Vendors declined price offered.
Johnston, C. F., "Ngahui"	2,639	0	0	6	0	0	4	2	0	..	..	..	"
Fitzherbert, W. A., "Western Huts"	1,640	0	0	12	10	0	9	10	0	..	..	..	Purchase not complete.
Mahupuku and others, "Tablelands"	16,885	0	0	..	..	..	..	..	..	25,349	9	0	Purchase of 5,521 acres complete.
"	10,000	0	0	..	..	..	..	..	..	16,388	0	0	Purchase of 3,022 acres complete.
Total	41,686	0	0	41,737	0	0	41,769	9	0
MARLBOROUGH LAND DISTRICT.															
Clifford, Sir G., "Flaxbourne"	56,155	0	0	..	..	..	2	10	0	..	..	..	Vendor declined price offered.
New Zealand Land Association, "Birchhill," "Regian," and "Patriarch"	8,179	0	0	..	..	..	..	..	..	..	..	..	Exchange of 15,200 acres Crown land for 8,179 acres freehold.
Assets Realisation Board, "Awatere"	14,296	0	0	..	..	..	..	..	..	..	..	..	Exchange of 18,928 acres Crown land for 14,296 acres freehold.
Total	78,630	0	0	..	..	..	..	..	..	..	..	..
WESTLAND LAND DISTRICT.															
Diedrich, H., "Kokatahi"	1,880	0	0	2	11	6	2	11	6	4,709	0	8	4,781	3	2
Total	1,880	0	0	4,709	0	8	4,781	3	2
CANTERBURY LAND DISTRICT.															
Douglas, J., "Waihao Downs"	6,425	0	0	11	5	0	..	..	..	..	..	..	Purchase not approved.
Teschemaker, Thomas, "Otaito"	577	0	0	7	0	0	..	..	..	..	..	..	"
Hertslett, T. C.	785	0	0	10	10	0	..	..	..	..	..	..	"
Gray, H. F., "Allandale"	5,647	0	0	..	..	..	4	10	0	..	..	..	Vendor declined price offered.
Wright, William, "Blue-gum Park"	925	0	0	..	..	..	9	0	0	..	..	..	"
Maddison, F. S.	160	0	0	35	0	0	3	0	0	..	..	..	"
Smith, Mrs., "Waratah"	400	0	0	..	..	..	3	0	0	..	..	..	Offer withdrawn.
Wharton and Co., "Highfield"	58,353	0	0	3	7	6	2	18	0	..	..	..	Purchase of 32,652 acres at price offered arranged, but not completed.
N.Z. and A. L. Co., "Levels"	43,309	0	0	..	..	..	5	10	0	..	..	..	Purchase of 38,247 acres at £6 9s. per acre arranged, but not completed.
Squire, G., "Squire's Homestead"	46	0	0	2	0	0	2	0	0	92	16	6	Purchase complete.		
Bealey, S., "Mead"	5,909	0	0	3	10	0	3	2	0	18,319	2	5	"		
Rutherford, J. S., "Opawa"	10,428	0	0	4	10	0	4	0	0	41,715	14	0	"		
Haylock, A. L.	37	0	0	6	0	0	4	0	0	148	1	6	"		
Total	133,001	0	0	60,275	14	5	60,885	17	3

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 TABLE B.—RETURN OF LANDS RECOMMENDED FOR PURCHASE BY THE BOARD OF LAND PURCHASE COMMISSIONERS—continued.

Name of Seller and Locality.	Area offered by Vendor.			Price asked.			Price offered for Land.			Total Price paid to Seller.			Cost of Roading, Administration, &c., to date.			Total Cost to Date.			Remarks.			
	A.	R.	P.	£	s.	d.	£	s.	d.	£	s.	d.	£	s.	d.	£	s.	d.				
OTAGO LAND DISTRICT.																						
Menlove, E., “Windsor Park No. 2”	2,180	0	0	10	5	0	7	10	0	16,445	15	9	548	2	0	16,993	17	9	Purchase complete.
Graham, J.	630	0	0	6	10	0	6	10	0	4,091	11	9	97	4	6	4,188	16	3	Purchase arranged, but not completed.
Reid and Gray, “Kenton”	542	0	0	8	0	0	8	0	0	..	..	..	..	..	..	..	..	..	Vendor declined price offered.
Smith, J., “Greenfield”	6,857	0	0	6	10	0	4	5	0	..	..	..	..	..	..	..	..	..	..
Total	10,209	0	0	..	..	..	..	..	..	20,537	7	6	645	6	6	21,182	14	0	..
SOUTHLAND LAND DISTRICT.																						
Tennant, J., “Heddon Bush”	12,195	0	0	4	7	6	3	10	0	..	..	..	..	..	..	..	..	..	Vendor declined price offered.
N.Z. A. Co.’s “Dome”	5,890	0	0	0	7	6	0	6	0	..	..	..	..	..	..	..	..	..	..
Total	18,085	0	0	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..

SUMMARY.

Auckland	98,131	0	0	..	..	..	..	..	..	..	..	..	15,201	6	2	77	17	10	15,279	4	0	..
Hawke’s Bay	22,548	0	0	..	..	..	..	..	..	..	..	..	41,737	0	0	32	9	0	41,769	9	0	..
Taranaki	306	0	0	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..
Wellington	41,686	0	0	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..
Mariborough	78,680	0	0	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..
Westland	1,830	0	0	..	..	..	..	..	..	..	..	..	4,709	0	8	72	2	6	4,781	3	2	..
Canterbury	133,001	0	0	..	..	..	..	..	..	..	..	..	60,275	14	5	614	2	10	60,889	17	3	..
Otago	10,209	0	0	..	..	..	..	..	..	..	..	..	20,537	7	6	645	6	6	21,182	14	0	..
Southland	18,085	0	0	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..
Total	404,426	0	0	..	..	..	..	..	..	..	..	..	142,460	8	9	1,441	18	8	143,902	7	5	..

"THE LAND FOR SETTLEMENTS CONSOLIDATION ACT, 1900," AND ITS AMENDMENT, 1901.
TABLE C (PART I).—STATEMENT OF LANDS ACQUIRED FOR SETTLEMENTS FROM 1st APRIL, 1902, TO 31st MARCH, 1903.

Name of Settlement and Land District.	Area of each Estate.	Locality of Land.	Quality of Land.	Mode of Acquisition.	Name of Person or Company from whom acquired.	Price.
	A. R. P.					£ s. d.
Auckland Land District— Karapiro Extension ..	63 1 0	Block X., Cambridge Survey District ..	Soil light, slopes easy ..	By agreement..	Assets Realisation Board	* ..
Bickerstaffe ..	12,480 0 19	Part Okahurewa, Pukehuia, and Tokatapu Blocks, Otamatea County	Two-thirds good pastoral land, one-third agricultural land	"	Colbeck Bros. ..	†40,560 0 0
Hawke's Bay Land District— Argyll— Te Reinga ..	4,856 0 7	Part Block XXIV., Maraekakaho Survey District	Second-class pastoral downs, mostly ploughable ..	"	Maurice Mason ..	15,762 10 0
Milbourne ..	28,857 0 0	Maraekakaho and Waipukurau Survey Districts	Flats and pastoral downs, ploughable; soil ranges from poor shingly to good limestone country	Compulsorily taken	Stokes' Trustees ..	142,262 0 0
Wigan ..	10,475 0 12	Part Tokatapu and Mangaheia No. 1E Blocks	Excellent pastoral country, with some good alluvial flats	By agreement..	James Macfarlane..	†53,946 12 8
Ruangarehu ..	2,380 0 0	Part Ruangarehu No. 1 Block ..	Fair pastoral country, fenced and ready for occupation; exchanged for small detached blocks of rough bush Crown lands	"	J. N. Williams ..	† ..
Taranaki Land District— Spotswood ..	306 2 25	Omata and Grey Survey Districts ..	Suburban residential area, suitable for workmen's homes and small farms	"	Bayley, Mills, and Kelsey	15,201 6 2
Wellington Land District— Linton ..	551 1 36	Part Section 1 and Section 12, Rangitoto Survey District	Land good quality, mostly flat; on clay subsoil ..	"	R. Linton ..	6,846 1 10
Longbush ..	3,021 3 26	Block VIII., Huangarua, and Block V., Wainui-oro Survey Districts	Fair soil; subsoil mostly papa, part limestone ..	"	H. T. Mahupuku and Ribara te Patera	16,388 0 0
Tablelands ..	5,520 8 19	Blocks XI., XII., XV., and XVI., Huangarua Survey District	Clay soil on papa; part ploughable, good pastoral	"	H. T. Mahupuku ..	25,349 0 0
Normandale ..	1,623 0 9	Blocks VIII. and IX., Belmont Survey District	Sleep hill-land, with a position-value; part suitable for workmen's homes, rest small farms	"	William A. Fitzherbert	15,419 0 8
Westland Land District— Kokatahi ..	1,879 2 20	Block I., Teoroha, and Block XVI., Kanieri Survey Districts	Light sandy soil on gravel; land level and ploughable	"	H. Diedrich ..	4,709 0 8
Marlborough Land District— Birchhill ..	8,179 0 0	Blocks IX., X., XIII., XV., and XVI., Patriarch, and Blocks IV., V., and IX., Leatham Survey Districts	Fair pastoral land; exchanged for one block Crown land to consolidate Crown land and freehold land and obtain homestead sites	"	New Zealand Land Association	† ..
Awatere ..	14,301 3 4	Teapanuka, Hodder, Blue Mountain, and Whernside Survey Districts	Ditto ..	"	Assets Realisation Board	† ..
Carried forward ..	94,495 3 17	..	..	..	..	886,443 12 0

* Paid for in 1901, £253. † Acquired by way of exchange.

“THE LAND FOR SETTLEMENTS CONSOLIDATION ACT, 1900,” AND ITS AMENDMENT, 1901.
 TABLE C (PART I.).—STATEMENT OF LAND ACQUIRED FOR SETTLEMENTS FROM 1st April, 1902, to 31st March, 1903—continued

Name of Settlement and Land District.	Area of each Estate.	Locality of Land.	Quality of Land.	Mode of Acquisition.	Name of Person or Company from whom acquired.	Price.
Brought forward	A. B. F.	..	..	..	..	£ s. d.
Canterbury Land District—	94,495 3 17	..	..	..	..	336,443 12 0
Eccleston	1,246 1 5	Blocks XIV. and XV., Otaiho Survey District..	Good farming land, mostly ploughable; clay bottom	By agreement..	E. P. Chapman ..	10,593 2 6
Mead	5,914 3 17	Blocks IX., X., XIII., and XIX., Selwyn, and Blocks VII. and IX., Hall Survey Districts	Light, level land, on gravel	“	S. Bealey ..	18,319 2 5
Squire's Homestead	46 1 26	Part Section 36226, Block XII., Nimrod Survey District	Homestead site	“	G. W. Squire ..	92 16 6
Chamberlain	10,500 1 9	Block XIII., Tengawai, and Blocks I., II., V., and VI., Opawa Survey Districts	Part good farming land, part pastoral	“	Rutherford and Haylock	41,863 15 6
Annan	32,651 3 1	Blocks I.-VI., XI., XII., Terako, Waiau, and Hawkeswood Survey Districts	About one-fifth agricultural, the rest good pastoral; mainly lying on limestone	“	Wharton and Co. ..	*94,444 1 10
Otago Land District—	..	..	..	..	..	..
Windsor Park	3,821 2 16	Blocks VI., VII., and VIII., Awamoko Survey District	Good farming land, strong soil on clay bottom ..	“	E. Menlove ..	31,528 4 1
Windsor Park, No. 2	2,179 2 37	Blocks VIII. and IX., Awamoko Survey District	Good farming land, mostly ploughable; clay bottom	“	E. Menlove ..	16,445 15 9
Dunearn	633 2 3	Block I., Otakio, and Block VIII., Dunedin and East Taieri Survey Districts	Ground broken by gullies; soil medium, mostly clay bottom	“	J. Graham ..	4,091 11 9
St. Helens	542 1 13	Blocks XIV. and XV., Oamaru Survey District	Good agricultural land	“	Reid and Gray ..	*4,338 13 0
Totals	152,032 2 24	..	..	..	..	558,160 15 4

NOTE.—69,273 acres, £349,452, paid for at 31st March. 82,636 acres, £208,708, not paid for at 31st March.
 * Not paid for 1902-3.

"THE LAND FOR SETTLEMENTS CONSOLIDATION ACT, 1900."
TABLE C (PART II).—SUMMARY OF ESTATES ACQUIRED UP TO 31st MARCH, 1903, and AMOUNTS OF PURCHASE-MONEY.

Name of Land District.	No. of Estates acquired before 31st March, 1902.		Areas acquired before 31st March, 1902.		No. of Estates acquired from 1st April, 1902, to 31st March, 1903.		Area acquired from 1st April, 1902, to 31st March, 1903.		Total Numbers of Estates to 31st March, 1903.		Total Area to 31st March, 1903.		Purchase-money.	
	A.	R. P.	A.	R. P.	A.	R. P.	A.	R. P.	A.	R. P.	A.	R. P.	£	s. d.
Auckland ..	12	36,949 1 35	2	12,543 1 19	14	49,492 3 14	142,359	14 10			142,359	14 10		
Hawke's Bay ..	11	71,658 2 12	3	46,568 0 19*	14	118,226 2 31	637,342	0 11			637,342	0 11		
Taranaki ..	1	1,505 2 8	1	306 2 25	2	1,812 0 33	46,817	17 2			46,817	17 2		
Wellington ..	8	15,772 3 15	4	10,717 1 10	12	26,490 0 25	185,348	9 4			185,348	9 4		
Marlborough ..	7	68,135 2 0	..	22,480 3 4†	7	90,616 1 4	165,444	5 9			165,444	5 9		
Westland ..	1	3,230 1 6	1	1,879 2 20	2	5,109 3 26	8,343	2 2			8,343	2 2		
Canterbury ..	48	156,755 2 5	5	50,359 2 18	53	207,115 0 23	1,008,877	13 11			1,008,877	13 11		
Otago ..	14	60,396 3 15	4	7,177 0 29	18	67,574 0 4	392,821	10 6			392,821	10 6		
Southland ..	5	34,388 0 39	..	..	5	34,388 0 39	88,132	15 9			88,132	15 9		
Totals ..	107	448,792 3 15	20	152,032 2 24	127	600,825 1 39	2,675,487	10 4			2,675,487	10 4		

* Includes Ruangarehu exchange.

† Acquired by way of exchange.

EXCHANGES.

TABLE D.—AREAS of LAND ACQUIRED by way of EXCHANGE under the Land for Settlements Acts, and AREAS GIVEN in EXCHANGE, to 31st March, 1903.

Land District.	Land acquired by Crown.		Locality of Exchange: Block and Survey District.	Area of Land given by Crown in Exchange.		Cash.	
	Name of Exchange.	Area.		A. R. P.	£ s. d.	£ s. d.	Paid to Government.
Hawke's Bay ..	Hatuma ..	A. 709 2 0	Part Block 120, Ruataniwa, Crown Grant District ..	A. 774 0 0	£ ..	£ ..	..
" ..	Tomoana ..	111 3 38	Hereitaunga Survey District, Block XVI. ..	553 0 0	..	..	..
" ..	Ruangarehu ..	2,388 0 0	Part Ruangarehu No. 1, Paekawa No. 1A, Rangihohua Nos. 1 and 5, and Paraeroa No. 1 Blocks ..	2,388 0 0	..	..	..
Marlborough ..	Hundalee ..	147 0 33	Hundalee Survey District ..	145 2 1	..	..	..
" ..	Birchhill ..	8,179 0 0	Patriarch Survey District, Blocks IX., X., XIII., XV., and XVI.; Leatham Survey District, Blocks IV., V. and IX. ..	15,148 0 0	..	..	..
" ..	Swyncombe ..	202 3 7	Greenburn Survey District, Block V.; Mount Pyffe Survey District, Block VI. ..	346 1 36	..	..	..
" ..	Symons ..	9,821 2 36	Barefell, Zone, and Whernside Survey Districts ..	5,893 2 29	210 10 4	..	..
" ..	North Bank ..	3,992 3 32	Onamulutu, Pine Valley, and Mount Olympus Survey Districts ..	11,733 0 0	53 13 4	..	..
" ..	Claverley ..	1,308 0 0	Hundalee Survey District, Blocks XV., XVII., and XXI. ..	1,761 0 0	..	..	..
" ..	Kahutara ..	3,222 0 33*	Hundalee Survey District, Blocks IV., V., VI., VII., XV., and XVII. ..	9,875 2 0*	..	..	..
" ..	Langley Dale ..	724 1 0	Onamulutu Survey District, Blocks IX. and XIII. ..	1,449 0 0	..	..	..
" ..	Green Hills ..	990 3 31	Hundalee Survey District, Blocks II., III., VIII., and IX. ..	1,802 2 7	..	..	244 12 11
" ..	Woodbank ..	2,276 0 14	Puhipuhi and Whernside Survey Districts ..	3,592 0 34	..	..	264 7 6
" ..	Awatere ..	14,301 3 4	Tapuaenuka, Hodder, Blue Mountain, and Whernside Survey Districts ..	18,928 0 0	..	..	..
" ..	Stronvar ..	6,442 3 0	Sprey Survey District, Blocks I., II., V., VI., and IX.; Leatham Survey District, Blocks I., II., VI., and XVIII. ..	19,809 0 0	4,852 10 0	..	..
" ..	Starborough ..	138 3 7	Clifford Bay Survey District, Block XI., part Sections 68 and 70 ..	323 0 24	..	505 15 0	..
" ..	Flaxbourne ..	404 0 0	Clifford Bay Survey District, Block XIV., Sections 86-9, and parts 262 and 263. ..	522 2 0	552 2 6	..	..
Canterbury ..	Burke ..	199 1 0	Burke Survey District, Block XVI., Sections 34430, &c. ..	333 0 0	..	..	..
" ..	Lyndon ..	1,608 0 0	Lyndon Survey District, Sections 28, 9, 31, 3, 4, 35, and 86, and parts 3 of 36, Square 82. ..	1,570 2 28	..	..	..
" ..	Station Peak ..	100 0 0	Kakateramea Survey District, Block XIV., part Rural Section 30791 ..	158 0 0	..	16 3 0	..
" ..	Hope River ..	348 2 0	Maion Survey District, Block XI., Sections 4 and 1 of Square 110 ..	522 3 0	..	..	..
" ..	Elderslie No. 1 ..	157 2 0	Kauroo Survey District, Block XI., original Section 9 ..	37 2 0	..	..	..
" ..	Elderslie No. 2 ..	147 2 19	Awamoho Survey District, Block X., original Section 18 ..	117 2 17	..	..	..
Totals ..	..	57,767 2 21	..	97,438 2 15	5,668 16 2	1,030 18 5	..

* This includes Hundalee exchange 147 acres and 33 perches, and 145 acres 2 roods 1 perch respectively.

LAND for SETTLEMENTS COMPULSORILY ACQUIRED, from 1st April, 1893, to 31st March, 1903.

Land District.		Name of Settlement.		Date when Taken.	Area Taken.		
					A.	R.	P.
Otago	Ardgowan	..	9/1/1896	4,273	0 0
Hawke's Bay	Hatuma	..	23/8/1900	25,868	3 10
"	Kumeroa	..	20/3/1902	3,748	0 0
"	Forest Gate	..	27/2/1902	8,756	3 38
"	Argyll (Milbourne)	..	2/3/1903	28,857	0 0
						71,503	3 8

The SECRETARY for CROWN LANDS and SURVEYOR-GENERAL to the Hon. the MINISTER of LANDS.

SIR,—

Department of Lands and Survey, Wellington, 23rd July, 1903.

During the year the Land Purchase Board transferred to the control of this Department 91,724 acres 2 roods 4 perches, comprised in twelve estates, one homestead site, and portions of the Birch Hill and Awatere freehold properties. The latter were acquired in exchange for Crown lands. Of these, eight estates, one homestead site, and the Awatere and Birch Hill lands, containing in all an area of 49,162 acres and 14 perches, were opened for selection, together with ten other estates comprising an area of 29,639 acres and 15 perches, which had been handed over prior to the 31st March, 1902, but were not ready for settlement on that date. The properties were all surveyed, subdivided, valued, and submitted for lease on carefully considered and designed schemes, and were readily quitted, except the areas noted in the fourth column of the table hereunder.

The five Auckland hamlets were opened as "Workmen's Homes," and are situated in the vicinity of the City of Auckland. The Kumeroa and Forest Gate Estates were acquired under the compulsory provisions of "The Land for Settlements Consolidation Act, 1900," and, notwithstanding, the result may so far be classed as satisfactory. The small Linton Settlement, near Halcombe, was all selected. The Kokatahi Settlement, in Westland, is in a better position than shown, inasmuch as the balance of 1,246 acres have been taken up since the 31st March last. The five Canterbury properties constitute a large proportion of the whole; and of the Lyndon Estate (Amuri) and the Chamberlain (Opawa) Settlement, near Albury, not an acre has been left on the Land Board's hands. The Windsor Park Estates (Otago) all went off.

Given a continuance of the present favourable conditions affecting farming and grazing, it is anticipated that these later acquisitions under the Land for Settlements Act will prove as beneficial and satisfactory to the colony and tenants as the majority of the previous purchases have been.

Reference to Table No. 33 in the report of the Lands and Survey Department will afford full information as to all the estates which have been opened for selection and administered by the Lands and Survey Department. Since the initiation of the policy under "The Land for Settlements Act, 1892," it will be seen that, including special purchases to provide homesteads and low country for a few Crown tenants, the number of settlements, exclusive of the Birch Hill and Awatere exchanges, is 116, comprising in all 475,223 acres, and the result is that 2,335 tenants—or 7,200 souls in all—have been placed upon 447,334 acres, for which they are liable for an annual rental of £116,979. The area absorbed by roads and reserves is 8,338 acres, and on the 31st March last the total area still in the hands of the Land Boards, inclusive of forfeited and surrendered sections, amounted to 19,544 acres, with an estimated annual rental of £3,401, whilst 278 lessees, holding 61,680 acres, were in arrear £10,489. This amount has been since greatly reduced. The holdings which fall back into the hands of the Crown are reopened as expeditiously as possible, and are as a rule promptly taken up, but difficulty is still experienced in quitting portions of some of the Auckland hamlets, the Waipapa Settlement (Marlborough), the Pomahaka and Barnego Settlements (Otago), and the Beaumont and Glenham Settlements (Southland). The Northbank Estate (Marlborough) was held back for mining.

J. W. A. MARCHANT,
Surveyor-General.

ESTATES OFFERED for SELECTION during the Year ending 31st March, 1903, under "The Land for Settlements Consolidation Act, 1900."

Land District, and Name of Estate.	Area of Estate.			Number of Selectors.	Area unselected, 31st March, 1903.			Annual Rental payable on Lands leased.			Date of Opening.
	A.	R.	P.		A.	R.	P.	£	s.	d.	
Auckland—											
Craddock Hamlet	33	0	9	3	22	0	25	17	14	0	22 April, 1902.
Hetana Hamlet	451	1	34	7	377	1	6	14	5	4	22 April, 1902.
Kitchener Hamlet	26	3	35	1	20	3	14	5	12	0	22 April, 1902.
Methuen Hamlet	77	3	14	7	45	2	7	33	17	9	22 April, 1902.
Plumer Hamlet	74	0	0	3	54	2	12	10	10	2	22 April, 1902.
Hawke's Bay—											
Kumeroa	3,774	2	38	14	726	0	0	1,425	9	10	12 May, 1902.
Forest Gate	8,822	0	0	28	81	2	13	2,587	17	6	19 May, 1902.
Wellington—											
Linton	551	1	36	5	..	..	..	309	13	6	17 Sept., 1902.
Westland—											
Kokatahi	1,879	2	20	3	1,246	1	30	100	17	10	4 Nov., 1902.
Canterbury—											
Lyndon No. 2	15,887	0	0	10	..	..	..	2,281	10	2	21 April, 1902.
Maytown	391	3	32	12	..	..	..	286	16	2	28 April, 1902.
R.S. 30791 (pt.)	100	0	0	1	..	..	..	17	0	0	23 April, 1902.
Eccleston	1,246	1	5	4	..	..	..	569	11	2	12 May, 1902.
R.S. 36226	46	1	26	1	..	..	..	5	3	0	16 Oct., 1902.
Mead	5,914	3	17	21	..	..	..	975	18	0	21 Jan., 1903.
Chamberlain	10,500	1	9	21	..	..	..	2,169	19	10	9 March, 1903.
Otago—											
Windsor Park	3,821	2	16	38	..	..	..	1,655	8	2	28 May, 1902.
Windsor Park (No. 2)	2,179	2	17	10	..	..	..	875	16	8	28 Oct., 1902.
Dunoon	633	2	3	5	210	0	22	181	16	8	29 Dec., 1902.
Totals	56,412	2	31	194	2,784	2	9	13,524	17	9	

SUMMARY of SELECTORS, RESIDENCES, and the CONDITION of ESTATES ACQUIRED and DEALT WITH, at 31st March, 1903.

Land District and Name of Settlement.	Selectors.	Residencies.	Progress during Year.	Pursuits of Settlers.	Present Position.	Prospects.
Auckland—						
Opouriao ..	64	64	Satisfactory ..	Dairying and cropping ..	Good ..	Good.
Okauia ..	9	7	Unsatisfactory	Dairying ..	Not satisfactory..	Fair.
Rangiatea ..	19	17	Good ..	.. ..	Prosperous ..	Good.
Karapiro ..	16	11	" ..	Dairying and general farming	Good ..	"
Fencourt ..	36	34	" ..	Farming and dairying ..	Prosperous ..	"
Whitehall ..	8	9	Fair ..	" ..	Fairly good ..	"
Craddock Hamlet	3	..	Only recently selected	.. ..	Not satisfactory..	..
Hetana Hamlet..	7	6	Ditto ..	.. ..	" ..	..
Kitchener Hamlet	1	..	" ..	.. ..	" ..	..
Methuen Hamlet	7	3	" ..	.. ..	" ..	..
Plumer Hamlet..	3	..	" ..	.. ..	" ..	..
Hawke's Bay—						
Raureka ..	19	18	Good ..	Dairying, farming, fruit-growing, &c.	Good ..	Good.
Elsthorpe ..	46	27	" ..	Pastoral ..	" ..	"
Waimarie ..	18	16	" ..	Dairying ..	" ..	"
Pouparae ..	9	9	" ..	.. ..	" ..	"
Tomoana ..	13	12	" ..	Dairying and fruit-growing ..	" ..	"
Mahora ..	32	25	" ..	Dairying and farming ..	" ..	"
Willows ..	22	17	" ..	" ..	" ..	"
Hatuma ..	62	53	Fair ..	Grazing and mixed farming	" ..	"
Manga-a-toro ..	25	18	Good ..	Grazing ..	" ..	"
Kumeroa ..	14	10	Satisfactory	Dairying and grazing ..	" ..	"
Forest Gate ..	28	18	" ..	" ..	" ..	"
Taranaki—						
Tokaera ..	15	13	Good ..	Dairy-farming ..	Good ..	Good.
Wellington—						
Paparangi ..	36	35	Good ..	Dairying, poultry-farming, &c.	Good ..	Good.
Onakea ..	15	15	" ..	Dairying, cropping, &c. ..	" ..	"
Te Matua ..	13	12	" ..	Dairying ..	" ..	"
Aorangi ..	37	37	" ..	Dairying, market-gardening	" ..	"
Langdale ..	23	17	" ..	Mixed farming and pastoral	" ..	"
Mangawhata ..	7	7	Satisfactory	Dairying and sheep-farming	" ..	"
Epuni Hamlet ..	41	32	Good ..	Gardening, poultry-farming, &c.	" ..	"
Maungaraki ..	20	12	" ..	Ditto ..	" ..	"
Linton ..	5	4	Satisfactory	Dairying and grazing ..	" ..	"
Marlborough—						
Blind River ..	19	17	Fair ..	Sheep-farming ..	Good ..	Good.
Omaka ..	13	12	Good ..	" ..	Fair ..	Fair.
Puhipuhi ..	2	1	Fair ..	" ..	" ..	"
Starborough ..	109	64	Satisfactory	Sheep-farming and cropping	" ..	Good.
Richmond Brook	11	9	" ..	Sheep-farming ..	" ..	"
North Bank ..	10	1	Only selected in March, 1903	.. ..	" ..	..
Waipapa ..	4	3	Fair ..	Sheep-farming ..	Fair ..	Fair.
Westland—						
Poerua ..	18	14	Good ..	Dairying and mixed farming	Very good	Good.
Kokatahi ..	3	3	" ..	" ..	Good ..	"
Carried forward	862	682				

SUMMARY of SELECTORS, RESIDENCES, and the CONDITION of ESTATES ACQUIRED and DEALT WITH,
at 31st March, 1903—continued.

Land District and Name of Settlement.	Selectors.	Residences.	Progress during Year.	Pursuits of Settlers.	Present Position.	Prospects.
Brought forward	862	682				
Canterbury—						
Pareora ..	28	28	Satisfactory ..	Grazing	Good	Good.
Studholme Junction ..	4	3	" ..	Mixed farming	"	"
Kapua ..	11	12	" ..	Agriculture	Well established	"
Rosebrook ..	14	13	" ..	Dairying and cropping	"	"
Otaio ..	9	9	" ..	Mixed farming, fruit-growing, &c.	"	"
Patoa ..	4	2	Poor ..	Grazing	Fair	Fair.
The Peaks ..	12	..	" ..	"	"	"
Roimata ..	26	26	Good ..	Gardening and fruit-growing	Very prosperous	Good.
Kereta ..	4	4	Satisfactory ..	Mixed farming	Satisfactory ..	"
Braco ..	14	14	" ..	Market-gardening	Well established	"
Epworth ..	2	1	" ..	Mixed farming	Satisfactory ..	"
Ashley Gorge ..	10	12	Satisfactory ..	Dairying	"	"
Omihi Valley ..	1	..	" ..	Let temporarily	"	"
Orakipaoa ..	27	20	" ..	Mixed farming	Good	Good.
Highbank ..	75	57	" ..	"	"	"
Otarakaro ..	7	7	" ..	"	"	"
Wharenui ..	26	26	" ..	Small farming and gardening	"	"
Rakitairi ..	22	19	" ..	Agriculture	"	"
Waiapi ..	15	15	" ..	"	"	"
Horsley Downs ..	26	23	" ..	Grazing	"	"
Albury ..	79	63	Good ..	Dairying and cropping	"	"
R.S. 1862 ..	1	1	..	Homestead site	"	"
Part R.S. 2682 ..	1	..	..	" .. ..	" .. ..	"
R.S. 36469, Cannington ..	1	..	..	" .. ..	" .. ..	"
R.S. 36231 ..	1	1	..	Homestead site	"	"
R.S. 36056, 36057 ..	1	..	..	" .. ..	" .. ..	"
R.S. 36228 ..	1	1	..	"	"	"
Marawiti ..	12	12	Good ..	Agriculture	Satisfactory ..	Good.
Hekao ..	16	13	Satisfactory ..	Agriculture and dairying	Good	"
Pawaho ..	26	21	" ..	Grazing and gardening	"	"
Waikakahi ..	184	148	Good ..	Mixed farming & stock-raising	"	"
Tamai Hamlet ..	39	35	Fair ..	Residential	Fair	Fair.
Takitou ..	5	5	Good ..	Sheep-farming	Good	Good.
Pareora No. 2 ..	33	32	..	Cropping, &c.	"	"
Rautawiri ..	6	6	Fair ..	Mixed farming	Satisfactory ..	"
Papaka ..	9	9	Good ..	Agriculture	"	"
Punaroa ..	17	17	Satisfactory ..	Dairying and cropping	"	"
Lyndon ..	9	6	Fair ..	Grazing and cropping	"	"
Kohika ..	17	14	Good ..	Mixed farming	Prosperous ..	"
Tarawahi ..	16	14	" ..	Residential	Good	"
Raincliff ..	1	1	" ..	Grazing, &c.	Satisfactory ..	"
Puhuka ..	7	5	" ..	Residential	"	"
Kaimahi ..	13	8	Unsatisfactory ..	Agriculture	Fair	Fair.
Kaputohe ..	9	7	Satisfactory ..	Mixed farming	"	"
R.S. 36278 ..	1	..	..	Homestead site	"	"
Rapuwai ..	5	4	Satisfactory ..	Grazing	Good	Good.
Part R.S. 30791 ..	1	..	..	Homestead site	"	"
R.S. 36226 ..	1	1	..	"	"	"
Lyndon No. 2 ..	10	6	Fair ..	Grazing	Fair	Fair.
Maytown ..	12	10	Satisfactory ..	Mixed farming	Good	Good.
Eccleston ..	4	2	Unsatisfactory ..	"	Fair	Fair.
Mead ..	21	..	Only recently selected	"	"	"
Chamberlain ..	21	..	Ditto ..	"	"	"
Otago—						
Pomahaka Downs ..	19	13	Unsatisfactory ..	Mixed farming	Unsatisfactory ..	Poor.
Teaneraki ..	22	16	Fair ..	"	Fair	Fair.
Tahawai ..	8	8	Good ..	Dairying	Good	Good.
Maerewhenua ..	72	58	" ..	Mixed farming	"	"
Puketapu ..	11	9	Fair ..	Dairying and cropping	"	"
Ardgowan ..	65	29	Good ..	Dairying, grazing, and mixed farming	"	"
Makareao ..	31	18	" ..	Mixed farming	Much improved ..	"
Makareao Extension ..	3	3	" ..	"	"	"
Momona ..	14	14	" ..	Dairying	Most satisfactory	"
Tokarahi ..	79	44	Satisfactory ..	Dairying and mixed farming	Good	"
Janefield ..	20	19	Very fair ..	Mixed farming	"	"
Elderslie ..	33	20	Very good ..	Grazing and agriculture	Well established	"
Barnego ..	21	17	Satisfactory ..	Dairying and mixed farming	Fair	"
Earnsclough ..	11	8	Good ..	Fruit-growing, &c.	Good	"
Windsor Park ..	38	17	" ..	Agriculture	"	"
Windsor Park No. 2 ..	10	5	Only recently selected	"	"	"
Duncan ..	5	1	Ditto ..	"	"	"
Southland—						
Merrivale ..	47	39	Fair ..	Dairying and farming	Good	Good.
Otahu ..	7	4	" ..	Grazing	Unsatisfactory ..	Doubtful.
Beaumont ..	9	4	" ..	"	"	"
Ringway ..	7	8	Good ..	Mixed farming	Success assured ..	Good.
Glenham ..	24	16	" ..	Dairying and farming	Fair	Fairly good
Totals ..	2,335	1,785				

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