

This having been got over, the land was proclaimed a Native Reserve by Order in Council, on 17th August, 1875, and a Crown Grant issued under "The New Zealand Natives Reserves Act, 1856," to Hemi Parai, for the whole of the land. Deeds of conveyance of similar date with the grant were executed by Hemi Parai, to the several Natives or their assigns who had subscribed the purchase money, the land having been previously surveyed by me into twelve separate parcels for them respectively.

*Manawatu.—Palmerston North.*

Suburban sections 218, 219, and 220, of one acre each, have been let by public tender to Mr. H. S. Palmerson, at the following rate per section:—First seven years, 20s. per annum. Second seven years, 30s. per annum, and 40s. per annum for remainder of term of twenty-one years. Lessee to fence, plough, sow with grass, and erect on the land one cottage value £100, or two cottages value £50 each, within seven years.

Mr. James Mitchell's public tender to rent section 276, of one acre, for twenty-one years, has been accepted. The rent is to be 20s. a year for first seven years, and 30s. a year for remainder of term. He is to lay down grass, and leave on ground a cottage of value of £50.

Mr. Mitchell's term commences 1st June, 1876, and Mr. Palmerson's on 1st April, 1876.

These reserves, with others at Palmerston, mentioned in my Report of last year, were purchased about ten years since for the Natives of Waiwhetu, with money derived from the sale of Native Reserves Nos. 1 and 4, at Wainuiomata. The latter were original reserved "tenths," but were too swampy for Native use.

As, with the advance of the Palmerston District, the reserves became valuable, and were let, it became necessary to determine who were the persons entitled to participate in the rents.

A general meeting was therefore called, by *Gazette* notice, of all claiming to be interested beneficially in the reserves. On the 14th September last, a full meeting of the local Natives took place in Wellington, when it was unanimously agreed that the following twenty-two persons were those entitled to share equally in the rental; namely,—

Huhana, Ramari, Karepa, Tini Wiremu, Paratene te Poho, Wi Hapu Pakau, Meri Pararaki, Epiha Karema, Hamuera, Miriana, Ripeka, Mohi, Hare Parata, Mohi Puketapu, Pitama, Maraia te Ua, Ihaia Porutu, Tipene, Honi Ngaukaka, Karena te Hau, Miri Kauamo, and Herapiko.

It was also agreed that the Commissioner of Native Reserves should administer the trust, paying the money to Ihaia Porutu for distribution.

*Pipitea Street.—Part of Section 543.*

A new lease has been granted, with the consent of the Governor in Council, to Mr. James Holt, for this improved property. The former ground rent was £12 per annum; by arrangement a professional valuator was called in, and on his valuation £18 a year was fixed as the rent on the new lease, for a term of twenty-one years from 1st July, 1875. The lease has since been transferred to Mr. W. Freeman.

For another portion of this reserve, comprising 25 perches, the Governor's consent in Council was obtained to a new lease, for a term of twenty-one years, to Mr. J. E. Smith, at a rental on a valuation of £6 a year, in place of £3 a year, paid formerly.

The following reserves in the Wellington District have been sold by the Natives. They were awards of Colonel McCleverty, and not under the control of the Government, namely,—

Opau, near Cape Terawiti. Section 12, containing 66 acres, to Mr. R. C. Cook for £33, and section 14, of 60 acres, to Messrs. H. and W. Cook for £30. These lands are poor and broken, only fit for grazing purposes.

*Pipitea Pa.*

Subdivision No. 23 they have sold to Mr. W. Ebdon for £120. No. 11, containing 19½ perches, they have sold to Mr. J. Barry for £115; and No. 13, containing 20 perches to Mr. J. Walden for £216.

For sanitary and other reasons, it was desirable that these Pa lands in the town should cease to be Native property. The propriety of investing the proceeds of the sales was urged on the vendors, and in some instances, successfully.

The following lands, not under Government control, the Natives have been assisted to let, namely,—

Subdivision 14 of Pipitea Pa was let to Mr. John Styles for twenty-one years, at £20 a year for first seven years, £25 a year for second seven years, and £30 a year for remainder of term.

No. 15 was let to same tenant for twenty-one years, at £20 a year for first seven years, £30 a year for second seven years, and £40 a year for remainder of term.

No. 20 was let to Mr. D. Egan, for £40 a year for first seven years, £50 a year for second seven years, and £60 a year for remainder of term.

No. 22 was let to the same tenant for twenty-one years, at £10 a year for first seven years, £15 a year for second seven years, and £20 a year for remainder of term.

Honana te Puni has placed with Commissioner of Native Reserves the northern portion of No. 23, containing 33½ perches. It has been let to Mrs. Salmon for £20 a year.