

7 The special settlement to which these conditions apply shall be formed as follows—

(a.) The selector shall, as herein provided, introduce from the United Kingdom or elsewhere (save from the Australian Colonies) at least two hundred (200) adult emigrants.

(b.) The selector shall issue land orders in the form set forth in the Schedule, or to the effect thereof, to each settler purchasing land from him under these conditions. Every such order shall be issued in duplicate, one of which shall be left with the Agent-General, who shall countersign each such order as hereinafter provided.

(c.) The selector and settler shall be jointly responsible for the due and proper performance of the conditions necessary to be fulfilled before issue of Crown grant.

(d.) The Agent-General shall countersign each land order on receiving payment from the selector of the amount fixed under these conditions to be paid per acre on the area represented by such order, and every such order shall be duly signed and completed by the selector and settler before such order is countersigned.

(e.) On the balance of said purchase-money being received by the Agent-General, as above provided, the selector may issue land orders as against the three thousand pounds deposit until the same is wholly absorbed.

(f.) But should the selector fail to complete the embarkation for the Colony of New Zealand of not less than two hundred adult emigrants as agreed, on or before the first day of January, one thousand eight hundred and eighty-two, the deposit of three thousand pounds, or so much of it as may remain unallotted, shall be forfeited to Her Majesty the Queen, and shall be held and retained by the Agent-General, subject to such directions as he may receive from the Governor.

(g.) All moneys received by the Agent-General under this agreement shall be deemed to be and shall be dealt with as revenue derived from the sale of Crown lands in the district.

(h.) For the purposes of the foregoing conditions an "adult emigrant" means a person of either sex being not less than twelve years of age, but two persons under twelve shall be reckoned as one adult. Infants under twelve months shall not be reckoned

8. In the event of deaths occurring among the settlers on the voyage, or other unforeseen casualty happening, the Governor may, at his discretion, extend the period within which such settlers may be placed on the land for such a period, to be fixed by him, as will enable the selector to carry out these conditions.

9. As soon after arrival as possible, the settlers shall be placed on the land selected, in such blocks or allotments as they may have agreed on with the selector; but no one person shall be entitled to occupy more than one block of five hundred acres, and no family shall be entitled to occupy more than one thousand acres in the whole: but at least fifteen families of settlers must be settled on the land set apart for the purposes of this agreement.

10. Within twelve months after arrival the selector shall erect or cause to be erected on the land forty dwelling-houses, to be well and substantially built of timber or other durable materials, each of such dwelling-houses to contain at least three rooms; and there shall be a dwelling-house to each block occupied by a settler. If the selector fails to erect such dwelling-houses, no settler shall be entitled to his grant till this condition be complied with.

11. Each settler shall continuously reside on the land selected or occupied by him until the first day of January, one thousand eight hundred and eighty-six. One-fifth of the land so occupied shall be brought into cultivation before the said first day of January; and for the purposes of these regulations, cultivation shall mean—

- (1.) Fencing the land with timber or other durable materials, not being a brush fence; or
- (2.) Breaking up and laying down the same in English or other cultivated grass; or
- (3.) Breaking up and planting or sowing root or other crops therein.

12. Each settler occupying a block of land shall have the right, at any time prior to the first day of January, one thousand eight hundred and eighty-six, to acquire such block by purchase, at a price per acre and payable in such manner as may be agreed upon between the selector and the settler; but the settler shall be entitled at any time to pay up the balance unpaid of such purchase-money, and to get his Crown grant hereunder

13. Each settler shall be entitled to his grant upon proof to the satisfaction of the Governor that he has fulfilled the conditions herein contained as to cultivation, and also that he has paid to the selector the price agreed upon for the purchase. The written statement of the selector that he has been paid in full shall be sufficient evidence that full payment has been made.

14. If at any time previous to the first day of January, one thousand eight hundred and eighty-six, the said selector shall have faithfully performed the foregoing terms and conditions as hereinbefore required, then the Governor shall cause a Crown grant to be issued to the said selector for so much of the land as has not been taken up by settlers.

15. Every grant issued under these regulations shall contain an express power to the Governor at any time to take not exceeding five per cent. of the land comprised therein for roads, railways, or other public works, without payment of any compensation for the land so taken, and each grant shall be issued subject to the payment of the usual Crown-grant fees.

16. If the selector shall not well and faithfully fulfil the terms and conditions of these regulations, or shall commit or suffer any breach thereof (of which the Governor shall be sole judge), or shall fail in the observance or performance of all or any of the said conditions, then these regulations and every clause therein contained shall cease and be void, and neither the said selector nor any settler or other person whomsoever shall have any claim or demand to or in respect of the said land, nor for any compensation on account thereof. Provided that, if any