

## APPENDICES.

### APPENDIX No. 1.—ADMINISTRATION.

#### EXTRACTS FROM THE REPORTS OF THE COMMISSIONERS OF CROWN LANDS ON SETTLEMENT OPERATIONS DURING THE TWELVE MONTHS ENDED 31st MARCH, 1894.

##### AUCKLAND.

*Summary of Land taken up.*—It will be seen at a glance that the *Summary of Transactions*, as shown by Table A, exhibits a marked advance upon that of the previous year, because not only is the area much greater, but more selectors have been placed upon the land. Cash lands have again shown a still greater diminution upon the report of last year, there being only 120 purchasers of rural lands during the year, of a total of 8,852 acres, or an average of nearly 74 acres for each selector.

*Analysis of Holdings.*—Before passing on to the classes of selectors, it may not be out of place to call attention to the small areas held by selectors—*i.e.*, that, generally speaking, 200 acres is a high average—a proof that nearly all the selectors are both *bonâ fide* settlers and also men of small capital.

*Cash Lands.*—The purchasers of rural lands have all to spend a certain amount in improvements, and also to make those improvements of a permanent character. It is clear that little room is left for speculative purposes. There is one feature, however, which must be noted—*i.e.*, that of perpetual leases made freehold, totalling to fourteen selectors of an area of 3,272 acres; and, considering the large number of leaseholds, and also that the privilege of purchasing is not conceded until, as a rule, far more improvements than those required by law have been done, I think it may fairly be said that the proportion of land so acquired is very small.

*Arrears of Instalments due upon Deferred-payment Lands.*—Rentals due under above tenures have lessened considerably, the arrears of instalments due being this year only £794 17s. 9d. owing by 111 selectors, whilst the perpetual leaseholders in arrears are only 261 persons, owing £1,439 2s. 2d. I think that this may be considered very satisfactory, considering that the settlers are nearly all men of comparatively small means.

*Village Homestead Special Settlement.*—It is not necessary to report specially upon these settlements, as Mr. March has so exhaustively gone into the matter in his report. Suffice to say that the forfeitures and surrenders during the year amount only to five, of an area of only 184 acres. There are at present 258 selectors holding under the village homestead conditions, occupying an area of 10,742 acres. They have obtained advances during the year for erection of houses and bush-felling to the amount of £371 7s. 6d. The only other point at all worth mentioning is that out of 258 selectors 189 are in arrears for rent and interest; in the former case they owe £527, and in the latter £659.

*Special-settlements Associations.*—There have been three new associations in addition to those belonging to last year—*viz.*, the “Auckland,” who have taken up some 9,000 acres on the Waoku Plateau, Hokianga—all good land; the “Marlborough,” who have selected 5,000 acres near to Opanake and the Kaihu Railway; and the “Avoca,” who have selected 3,650 acres not far from Dargaville and the Northern Wairoa. These settlements have at present eighty-two members, and the surveys are in progress. The total number of original selectors have been 203 for the seven special settlements now in force, holding an area of 41,440 acres.

*Small Grazing-runs.*—There is not much land available or suitable for opening under this heading, and so there have been but few transactions.

*Revenue.*—The amount received during the year came well up to estimate, except in the matter of cash sales, and this fell short entirely from the dullness of the market for kauri timber, with which many lands for disposal by cash are covered. The total revenue received from all sources was £25,638 12s. 8d., a very large increase upon the previous year. I do not, however, anticipate that it will be sustained during the coming year, many causes tending to a probable considerable abatement in the demand for land.

*Selectors.*—Some idea of the number of accounts and the amount of book-keeping and correspondence involved may be gathered from the fact that upon the books there are, as Crown tenants or persons other than cash purchasers, some two thousand five hundred separate selectors or lessees.

*Inspection by Rangers.*—The Rangers' inspections have been systematically made, and the following are the numbers of inspections made, area under cultivation, and value of improvements which should have been made and have actually been made: Total number of inspections during year, 421; area inspected, 112,340 acres; area required to be improved, 2,188 acres; area actually improved, 15,138 acres; value of improvements required by law, £9,082; value of such improvements actually made, £53,184. I think that this may be considered satisfactory. Owing to the scattered nature of the holdings I am obliged to employ many of the Survey staff to supplement the efforts of the Rangers, and by so doing am able to keep the work well in hand.

*State Forest Reserves.*—I have nothing special to report in connection with these reserves. Mr. Ranger Wilson and Mr. Maxwell have their time fully occupied in looking after the Northern