

1896.
NEW ZEALAND.

“LAND FOR SETTLEMENTS ACT, 1894”

(REPORT ON).

Presented to both Houses of the General Assembly in compliance with Section 39 of “The Land for Settlements Act, 1894.”

The LAND PURCHASE INSPECTOR to the Hon. the MINISTER of LANDS.

SIR,—

Department of Land for Settlements, Wellington, 27th June, 1896.

I have the honour to report on the transactions under “The Land for Settlements Act, 1894,” for the twelve months ending the 31st March, 1896.

By the Amendment Act of 1895 the number of the members of the Land Purchase Board was increased from three to five. The Board as now constituted consists of the Land Purchase Inspector as Chairman, the Surveyor-General, the Commissioner of Taxes—these for the whole colony; with the Commissioner of Crown Lands, and a member of the Land Board in each land district, who are members only for the business arising within their respective districts. This came into operation on the 1st November, 1895, and has removed the deadlock which formerly existed whenever any one of the three members could not attend to form a quorum of that number.

There were twenty meetings of the Board held during the year for business in the following land districts: Auckland, 2; Hawke's Bay, 2; Wellington, 2; Marlborough, 1; Westland, 4; Canterbury, 6; and Otago, 3 meetings.

Estates of a total area of 541,966 acres were offered during the year. Of that area more than one-half was found on inspection to be more suitable for pastoral than agricultural occupation, and, not being adapted for close settlement, was declined. Of the remainder, the Board recommended the purchase of estates of an aggregate area of 71,877 acres, at certain prices, which, being approved by Government, were submitted to the owners and accepted for fifteen estates, containing 43,195 acres, at a total price of £214,627, or an average price per acre of very nearly £5. In this is included the Ardgowan Estate, of 4,241 acres, taken compulsorily in terms of the Act of 1894. The award fixed by Compensation Court, held in September, 1895, was £34,600, or £8 3s. per acre.

Since the commencement of the system of purchase of land for settlements, in October, 1892, to 31st March, 1896, 28 estates of a total area of 86,919 acres have been bought, for £377,553 6s. The cost of roading, surveying, and administration was £11,761 11s. 7d. additional.

The land acquired has been of two classes—namely, rural arable land for farms, and suburban land for garden-cultivation in 1- to 5-acre lots. A large number of small areas around Christchurch have been offered from time to time, but the prices asked, in most cases, have been more on the scale of building-lots than of garden or small-farm lots, and practically prohibitive for the latter purpose. Four areas, comprising in all 190 acres, have been purchased within from a mile and a half to three miles from the Christchurch Post-office. Two have been settled on, in lots of 1 to 3 acres, and the other two areas, having only been recently acquired, are now in process of preparation for settlement.

Nearly all the lands purchased under “The Land for Settlements Act, 1894,” have been much improved, and are in excellent heart and condition. Unless they are kept up in this state by skilful husbandry, and by settlers who have the means to do so, they will deteriorate and fall in value. It therefore becomes imperative in the public interest that in the administration of such valuable lands the conditions of the leases in respect of rotation and limitation of cropping, upkeep of fences, and so on, should be strictly enforced. In the eagerness to obtain such lands artful combinations of families and friends lend themselves as applicants for some favourite section, so as to obtain as many chances of a successful draw at the ballot as possible. This acts most unfairly to those who do not resort to that practice. Some power of check should be given the Land Boards to prevent the scramble.

During the year considerable attention has been given to the question of dealing with the pastoral country of Nelson and Marlborough Land Districts, the leases of which run out in the latter half of 1896, but are carried on to 28th February, 1897, as a more convenient time of the year for shifting stock should there be any change of tenants. In nearly all the runs the lower slopes and valleys have been made freehold, thereby either shutting off the higher-lying Crown lands from access, or, by spotting, rendering the adjacent Crown lands practically worthless. Section 4 of “The Land for Settlements Act, 1894,” gives power to deal with this either by purchase or exchange of lands. A large number of adjustments will require to be made if all the Crown lands are to be available for future occupation. A beginning has been made in this important work, but very much more remains to be done.

I have, &c.,

JAMES MCKERROW,
Land Purchase Inspector.

The Hon. the Minister of Lands.

RETURN of all LANDS OFFERED to GOVERNMENT under "The Land for Settlements Act, 1894," and how dealt with, from 1st April, 1895, to 31st March, 1896.

C. 5.

Land District where Land situated.	Area offered.	Price asked per Acre.	Area declined without going to Board.	Area not recommended by Board.	Area recommended by Board.	Offer accepted or rejected by Owner.	Remarks.
	A. R. P.	£ s. d.	A. R. P.	A. R. P.	A. R. P.		
Auckland ..	50 0 0	..	50 0 0	..	..	..	Not considered suitable.
" ..	2,924 0 0	0 12 6	2,924 0 0	..	..	..	"
" ..	858 0 0	2 0 0	858 0 0	..	..	..	"
" ..	12,168 0 0	0 6 7	12,168 0 0	..	..	..	"
" ..	300 0 0	..	300 0 0	..	..	..	Not suitable.
" ..	12,066 0 0	1 0 0	12,066 0 0	..	3,546 0 0	..	Owner would not accept offer.
" ..	3,546 0 0	4 0 0	..	..	3,546 0 0	..	
Total ..	31,912 0 0	..	28,366 0 0	..	3,546 0 0	..	
Hawke's Bay	1,452 0 0	5 3 4	..	..	427 0 0	Accepted	Under consideration.
" ..	427 0 0	27 0 0	..	907 0 0	..	..	Land suitable for settlement.
" ..	907 0 0	25 0 0	..	891 0 0	..	..	Not suitable.
" ..	891 0 0	20 0 0	..	..	4,560 0 0	Rejected	Owner would not accept offer made.
" ..	4,560 0 0	..	..	..	5,500 0 0	..	"
" ..	5,500 0 0	..	1,250 0 0	..	..	..	Land not suitable.
" ..	1,250 0 0	..	1,600 0 0	..	..	..	"
" ..	1,600 0 0	..	19,000 0 0	..	..	..	"
" ..	19,000 0 0	..	4,539 0 0	..	..	..	"
" ..	4,539 0 0	..	..	8,485 0 0	..	..	"
" ..	8,485 0 0	..	..	..	..	..	"
" ..	425 0 0	..	..	..	..	..	"
" ..	58,580 0 0	..	58,580 0 0	..	..	..	Under consideration.
" ..	732 0 0	25 0 0	732 0 0	..	..	..	Land not suitable.
" ..	6,767 0 0	0 13 0	6,767 0 0	..	..	..	"
" ..	119,669 0 0	2 0 0	119,669 0 0	..	..	..	"
" ..	113 0 0	27 10 0	113 0 0	..	..	..	"
" ..	8,000 0 0	3 0 0	..	..	..	..	Under consideration.
" ..	807 0 0	20 0 0	..	..	..	..	"
Total ..	243,704 0 0	..	212,250 0 0	10,283 0 0	10,437 0 0	..	Under consideration, 10,684 acres.
Taranaki ..	2,140 0 0	8 10 0	..	..	..	..	Under consideration.
Total ..	2,140 0 0	..	..	..	..	..	Under consideration, 2,140 acres.
Wellington	4,236 0 0	5 15 0	138 0 0	..	4,236 0 0	..	Withdrawn by vendor.
" ..	138 0 0	15 0 0	..	..	..	..	Not suitable.
" ..	9,000 0 0	..	..	..	..	..	Under consideration.
" ..	6,765 0 0	..	..	..	6,765 0 0	Rejected	Land suitable.
" ..	6,513 0 0	2 0 0	6,513 0 0	..	..	..	Not suitable.
" ..	375 0 0	40 0 0	..	375 0 0	..	..	"
Carried forward ..	27,027 0 0	..	6,651 0 0	375 0 0	11,001 0 0	..	Under consideration, 9,000 acres.

Land District where Land situated.	Area offered.		Price asked per Acre.		Area declined without going to Board.		Area not recommended by Board.		Area recommended by Board.		Offer accepted or rejected by Owner.	Remarks.
	A.	R. P.	£ s. d.		A.	R. P.	A.	R. P.	A.	R. P.		
Brought forward	27,027	0 0	..		6,651	0 0	375	0 0	11,001	0 0	..	Not suitable.
Wellington	304	0 0	9 10 0		304	0 0	..	..	..	..	..	Under consideration.
"	100	0 0	..		..	..	..	..	..	..	..	Under consideration, 9,100 acres.
Total	27,431	0 0	..		6,955	0 0	375	0 0	11,001	0 0	..	
Marlborough	3,898	0 0	3 4 0		..	..	900	0 0	3,898	0 0	Accepted	Land suitable.
"	1,182	0 0	3 0 0		..	..	1,000	0 0	..	..	..	Not suitable.
"	1,000	0 0	3 0 0		..	..	..	..	..	..	..	"
"	2,550	0 0	4 18 0		2,550	0 0	..	..	..	..	..	"
"	2,082	0 0	1 10 0		2,082	0 0	..	..	..	..	..	"
"	6,500	0 0	6 10 0		..	..	..	..	6,500	0 0	Rejected	Land suitable.
"	13,104	0 0	1 0 0		13,104	0 0	..	..	..	..	..	Not suitable; pastoral country.
"	14,188	0 0	0 8 5		14,188	0 0	..	..	..	..	..	Not suitable.
"	14,000	0 0	4 10 0		..	..	..	..	..	..	..	Under consideration.
Total	58,504	0 0	..		31,924	0 0	2,182	0 0	10,398	0 0	..	Under consideration, 14,000 acres.
Westland	450	0 0	3 0 0		..	..	..	..	4,865	0 0	Declined	Under consideration.
"	4,865	0 0	2 15 0		..	..	..	..	3,230	0 0	Accepted	Land suitable; still under consideration.
"	3,230	0 0	1 5 0		..	..	..	..	..	..	..	Land suitable.
Total	8,545	0 0	..		..	..	..	..	8,095	0 0	..	Under consideration, 450 acres.
Canterbury	29	0 0	53 0 0		29	0 0	..	..	..	..	..	Too high priced.
"	104	0 0	33 0 0		104	0 0	..	..	..	..	..	Unsuitable.
"	360	0 0	..		..	..	..	..	360	0 0	Rejected	Land suitable.
"	200	0 0	14 0 0		..	..	..	..	200	0 0	"	"
"	125	0 0	..		..	..	..	..	125	0 0	"	"
"	43,979	0 0	2 10 0		..	..	43,979	0 0	..	..	..	Land not suitable; mostly pastoral.
"	54	0 0	20 0 0		54	0 0	..	..	..	..	..	Land not suitable.
"	480	0 0	2 0 0		480	0 0	..	..	..	..	..	"
"	40	0 0	43 0 0		..	..	40	0 0	..	..	..	"
"	354	0 0	0 14 1		354	0 0	..	..	..	..	..	"
"	386	0 0	25 0 0		..	..	..	..	386	0 0	Accepted	Land suitable.
"	23	0 0	16 0 0		22	0 0	..	..	..	..	..	Land not suitable.
"	727	0 0	..		727	0 0	..	..	..	..	..	Not suitable.
"	591	0 0	5 0 0		591	0 0	..	..	..	..	..	No further action taken; land sold privately.
"	636	0 0	..		636	0 0	..	..	..	..	..	Not suitable.
"	111	0 0	17 0 0		111	0 0	..	..	..	..	..	"
"	712	0 0	6 10 0		..	..	..	..	712	0 0	Rejected	Land suitable.
"	518	0 0	..		..	..	518	0 0	..	..	..	Too high priced.
"	906	0 0	7 0 0		..	..	906	0 0	..	..	..	Not suitable.
"	133	0 0	10 10 0		133	0 0	..	..	..	..	..	"
"	1,546	0 0	11 0 0		1,546	0 0	..	..	..	..	..	"
"	508	0 0	10 10 0		508	0 0	..	..	..	..	..	"
Carried forward	52,521	0 0	..		5,295	0 0	45,443	0 0	1,783	0 0	..	

Land District where Land situated.	Area offered.	Price asked per Acre.	Area declined without going to Board.	Area not recommended by Board.	Area recommended by Board.	Offer accepted or rejected by Owner.	Remarks.
Brought forward							
Canterbury	A. R. P. 52,521 0 0	£ s. d. ..	A. R. P. 5,295 0 0	A. R. P. 45,443 0 0	A. R. P. 1,783 0 0	..	Under consideration.
"	61 0 0	40 0 0	61 0 0	..	..	..	Not suitable.
"	440 0 0	6 5 0	..	..	440 0 0	..	No further action taken.
"	390 0 0	25 0 0	..	..	390 0 0	Rejected	Land suitable.
"	50 0 0	..	50 0 0	..	..	..	Owner would not dispose of land.
"	95 0 0	30 0 0	..	..	..	..	Under consideration.
"	9,120 0 0	6 17 6	160 0 0	..	9,120 0 0	Accepted	Land suitable.
"	777 0 0	23 0 0	..	..	..	..	Too high priced.
"	880 0 0	12 0 0	..	..	..	..	Under consideration.
"	856 0 0	4 10 0	856 0 0	..	..	..	"
"	40 0 0	35 0 0	..	..	..	..	Not suitable.
"	5,191 0 0	5 0 0	5,191 0 0	..	..	..	Under consideration.
"	100 0 0	45 0 0	..	..	..	..	Not suitable.
"	35 0 0	50 0 0	..	..	..	..	Under consideration.
"	79 0 0	45 0 0	..	..	..	..	"
"	97 0 0	50 0 0	..	..	..	..	"
"	44 0 0	..	..	..	..	..	"
"	25 0 0	70 0 0	..	..	..	..	"
"	32 0 0	93 0 0	..	..	..	..	"
"	75 0 0	85 0 0	..	..	..	..	"
"	26 0 0	65 0 0	..	..	..	..	"
"	78 0 0	62 0 0	..	..	..	..	"
"	18 0 0	40 0 0	..	..	..	..	"
"	75 0 0	..	..	..	..	..	"
Total	78,265 0 0	..	11,613 0 0	45,443 0 0	11,733 0 0	..	Under consideration, 9,476 acres.
Otago	A. R. P. 514 0 0	8 10 0	..	23,597 0 0	514 0 0	Accepted	Land suitable.
"	23,597 0 0	1 7 6	..	360 0 0	..	..	Not suitable; mostly pastoral.
"	360 0 0	16 0 0	..	..	..	..	Not suitable.
"	115 0 0	7 16 6	115 0 0	..	..	..	"
"	337 0 0	9 5 9	..	337 0 0	..	..	"
"	5,095 0 0	3 5 0	..	2,728 0 0	2,367 0 0	Accepted	Land suitable.
"	13,736 0 0	3 5 0	..	..	13,736 0 0	Rejected	Not suitable; mostly pastoral.
"	530 0 0	12 0 0	..	..	..	..	Under consideration.
"	11,138 0 0	7 5 0	..	..	..	..	"
"	14 0 0	8 0 0	..	..	..	..	"
"	23,264 0 0	..	..	23,264 0 0	..	..	Not suitable.
"	258 0 0	..	..	..	..	..	Under consideration.
Total	78,958 0 0	..	115 0 0	50,286 0 0	16,617 0 0	..	Under consideration, 11,940 acres.
Southland..	A. R. P. 8,057 0 0	4 5 0	..	..	..	..	Under consideration.
"	3,173 0 0	..	3,173 0 0	..	..	..	Not suitable.
"	1,277 0 0	4 10 0	..	..	..	..	Under consideration.
Total	12,507 0 0	..	3,173 0 0	..	..	..	Under consideration, 9,334 acres.
Grand Totals for the Colony	541,966 0 0	..	294,396 0 0	108,569 0 0	71,877 0 0	..	Under consideration, 67,124 acres.

TABLE B.—RETURN OF LANDS RECOMMENDED FOR PURCHASE by the BOARD of LAND PURCHASE COMMISSIONERS under the above Act up to 31st March, 1896.

[NOTE.—Wherever the land-tax value is absent, the tax value of the property offered cannot be separated from the rest of the estate.]

Name of Seller and Locality.	Area offered by Vendor.	Price asked.		Tax Value.		Price offered for Land.		Total Price paid to Seller.		Cost of Roading, Administration, &c., to Date.		Total Cost to Date.	Date of Deed.	Remarks.
		£	s. d.	£	s. d.	£	s. d.	£	s. d.	£	s. d.	£	s. d.	
New Zealand and Australian Land Company, "Pareora," Canterbury	A. R. P. 620 2 13	From £10 16s. to £12 12s.				11 12 0		7,198 14 10		38 10 10		7,237 5 8	29/9/93	See report attached.
Studholme's Trustees, "Studholme Junction," Canterbury	107 2 17	12 0 0				12 0 0		1,291 5 6		47 18 4		1,339 3 10	3/11/93	"
Studholme's Trustees, "Kapua," Canterbury	574 1 5	9 0 0				8 0 0		4,594 5 0		215 13 6		4,809 18 6	2/2/94	"
Meek, W., "Teaneraki," Otago	347 3 18	15 0 0				14 10 0		5,044 0 6		496 16 8		5,540 17 2	17/11/93	"
Douglas, J., "Pomahaka," Otago	7,462 3 1	3 10 0		2 2 6		2 10 0		18,656 17 10		3,180 11 2		21,837 9 0	10/10/93	Owner refused price offered.
Auckland	4,738 0 0	4 10 0												"
Auckland	1,357 3 21	6 12 6												"
Auckland	3,546 0 0	4 0 0												"
Fell, C. Y., "Blind River," Marlborough	5,020 0 0	3 10 0				3 0 0		14,678 10 5		1,533 6 11		16,211 17 4	2/8/94	Offer accepted by vendor; purchase complete. See report attached.
Westland	4,868 0 0	3 0 0				2 10 0								"
J. Meyer, "Epworth," Canterbury	21 2 0	15 0 0		10 0 0		12 0 0		252 4 6		9 15 1		261 19 7	22/10/95	Owner refused price offered. See report attached.
Canterbury	100 0 0	23 0 0		14 0 0		17 0 0								Owner refused price offered.
Pringle, W., "Rosebrook," Canterbury	594 2 11	12 10 0		12 0 0		10 0 0		5,984 4 8		73 11 1		6,057 15 9	6/5/95	Offer accepted by vendor; purchase complete.
Canterbury	177 0 0	11 0 0				10 0 0								Owner refused price offered.
Canterbury	200 0 0	14 0 0				13 0 0								"
Canterbury	416 0 0	17 10 0				12 0 0								"
Copland, A., "Otiao," Canterbury	376 2 30	13 0 0		7 10 0		11 0 0		4,143 11 3		53 2 4		4,196 13 7	2/4/95	Negotiations fell through. Offer accepted by vendor; purchase complete.
Stringer, G., "Tahawai," Otago	69 0 19	11 0 0				9 0 0		622 1 4		10 19 4		633 0 8	9/5/95	"
Borton, J., "Maerewhenua," Otago	11,358 0 0	8 0 0		6 11 0		6 0 0		66,905 17 0		2,583 5 8		69,489 2 8	8/8/95	See report attached.
Elder, Smith, and Co., "Merrivale," Southland	9,998 0 0	4 0 0		3 0 0		2 10 0		24,995 0 0		1,182 12 1		26,177 12 1	5/4/95	"
Southland	1,907 0 0	4 15 0		2 10 0		2 5 0								Owner refused price offered.
Tonks, Norton, and Co., "Roimata," Canterbury	47 2 0	50 0 0		47 9 6		45 0 0		2,200 6 7		228 7 6		2,428 14 1	21/8/95	Offer accepted by vendor; purchase complete.
Canterbury	75 0 0	75 0 0				50 0 0								Owner refused price offered.
Canterbury	448 0 0	8 17 6				6 0 0								"
M. R. Co., "Patea," Canterbury	7,347 0 38	1 0 0		0 15 0		0 18 0		6,612 10 3		80 3 6		6,692 13 9	13/3/96	See report attached. Owner could not complete title.
Hawke's Bay	6,964 0 0	5 15 0		3 5 9		4 0 0								See report attached. 7,504 acres purchased; title to 100 acres not complete.
Gould, J., "Opouri," Auckland	7,604 0 0			4 9 4		3 4 0		24,261 3 3		668 5 9		24,929 9 0		Owner accepted offer; purchase not quite complete.
Murray, Roberts, and Co., "Elsthorpe," Hawke's Bay	10,073 0 0	6 0 0		5 0 0		4 10 0		45,328 10 0 (To be paid.)						"

"THE LAND FOR SETTLEMENTS ACT, 1894"—continued.
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.		Tax Value.		Price offered for Land.		Total Price paid to Seller.	Cost of Roading, Administration, &c., to Date.		Total Cost to Date.	Date of Deed.	Remarks.
		£	s. d.	£	s. d.	£	s. d.		£	s. d.			
Williams, J. H., "Raureka," Hawke's Bay	427 2 0	27	0 0	23	1 5	24	0 0	10,260 0 0	12	12 1	10,272 12 1	..	See report attached.
Wellington	4,286 0 0	5	15 0	..	..	5	10 0	..	..	..	..	..	Withdrawn by vendor.
Marlborough	6,500 0 0	6	0 0	..	..	3	7 0	..	..	..	..	..	Owner declined offer made.
Goulter, C., "Omaka," Marlborough	3,898 0 0	2	15 9	..	..	2	15 9	10,865 13 6 (To be paid.)	..	..	..	..	Purchase not quite complete; see report attached.
Clark, C., "Poerua," Westland	3,230 1 6	1	5 0	..	..	1	2 6	3,634 1 6	109	11 3	3,743 12 9	..	See report attached.
Canterbury	200 0 0	14	0 0	..	..	13	0 0	59,209 12 7 (To be paid.)	98	9 4	98 9 4	..	Owner refused price offered. Purchase not quite complete.
Brown, M. I., "Highbank," Canterbury	9,120 0 0	6	17 6	6	5 0	6	10 0	..	..	..	..	..	Purchase not quite complete.
Canterbury	125 0 0	..	..	..	..	19	0 0	..	..	..	..	..	Owner refused price offered.
Canterbury	360 0 0	..	..	..	..	7	0 0	..	..	..	..	..	"
Quinn and Rooney, "Orakipaoa"	386 0 0	25	0 0	13	0 0	20	0 0	7,683 17 6	61	1 5	7,744 18 11	..	See report attached.
Canterbury	711 0 0	6	10 0	..	..	5	15 0	..	..	..	..	..	Owner refused price offered.
Canterbury	261 0 0	25	0 0	..	..	21	0 0	..	..	..	..	..	"
Moore, G. H., Omihiri Stock Reserve, Canterbury	20 0 0	15	0 0	..	..	12	0 0	240 0 0	7	9 8	247 9 8	23/3/96	See report attached.
R. Hoare, "Kereta," Canterbury	105 2 16	20	0 0	9	11 0	15	0 0	1,584 0 0	31	7 0	1,615 7 0	8/10/95	See report attached.
W. Boag, "Braco," Canterbury	27 2 0	55	0 0	58	14 0	50	0 0	1,975 0 0	23	3 0	1,998 3 0	19/8/95	"
Gould, Beaumont, and Co., "Ashley Gorge"	718 0 0	..	..	..	..	5	10 0	4,855 19 6	224	6 9	5,080 6 3	16/11/95	See report attached.
Cochrane, J., "Puketapu," Otago	440 0 0	..	..	..	..	2	0 0	3,308 14 10	176	0 4	3,484 15 2	23/8/95	See report attached.
N. Z. and A. Land Co., "Ardgowan," Otago	514 1 20	8	10 0	8	3 0	6	10 0	34,600 0 0 (To be paid.)	582	0 10	582 0 10	..	Taken by arbitration—award of Court, £34,600.
Kitchener, A. B., "Makareao," Otago	4,241 0 0	..	..	..	..	..	..	7,168 3 8 (To be paid.)	22	10 2	22 10 2	..	Purchase not quite complete.
Auckland	2,367 3 31	..	..	..	..	3	1 0	..	..	..	..	..	Owner declined offer made.
Hawke's Bay	6,746 0 0	..	..	..	..	3	13 0	..	..	..	..	..	"
Hawke's Bay	807 0 0	..	..	..	..	18	0 0	..	..	..	..	..	"
Marlborough	1,498 0 0	5	3 4	2	0 0	3	12 6	..	..	..	..	..	"
Marlborough	4,950 0 0	4	10 0	..	..	2	17 0	..	..	..	..	..	Owner refused price offered.
Total area recommended to 31st March, 1896	138,299 3 6	..	..	Total amount paid to sellers to 31st March, 1896		220,382 6 3		220,382 6 3	11,751	11 7	232,133 17 10	..	..
Total area purchased and arranged to be purchased at 31st March, 1896	86,919 1 21	..	..	Total amount to be paid to sellers at 31st March, 1896		157,171 19 9		157,171 19 9	..	..	..	..	..

"THE LAND FOR SETTLEMENTS ACT, 1894."

STATEMENT of LANDS acquired to 31st March, 1896, prepared in Terms of Subsection 2 of Section 39 of the said Act.

Name of Settlement.	Area of each Block of Land as purchased.	Locality of Land.	Quality of Land.	Name of Person or Company from whom it was bought or acquired.	Price paid to Seller to 31st March, 1896.	Price to be paid where Transaction not complete at 31st March, 1896.	Report and Valuation of Board.		Report on Conditions and Settlement of the Land.
							Report of Board.	Valuation of Board.	
Lands acquired prior to 1st April, 1894.									
PARKORA	A. R. P. 620 2 13	Block XII., Otaio, and Block IV., Patiti, Canterbury Land District	Open level agricultural land, of good quality	The New Zealand and Australian Land Company (Limited)	£ s. d. 7,198 14 10	£ s. d. ..	The quality and position of the land are excellent, and, from inquiries made, the Board believes there is a demand for small farms in the district, and therefore recommends the purchase of the block.	11 12 0	See Report attached.
STUDHOLME	107 2 17	Blocks XV. and XVI., Waimate, Canterbury Land District	Flat agricultural land, of good quality	Trustees of the late M. Studholme	1,291 5 6	..	Ditto	12 0 0	See Report attached.
KAPUA	574 1 5	Blocks I. and II., Waitaki, Canterbury Land District	All first-class land; partly reclaimed swamp	Ditto	4,594 5 0	..	Ditto	7 16 9	See Report attached.
TEANAKI	347 3 18	Block XII., Oamaru, and Block VIII., Awamoko, Otago Land District	All rich agricultural land	Meek, W. ..	5,044 0 6	..	We recommend purchase at a price of £14 per acre, and, in the event of this offer not being accepted, we are of opinion that £15 an acre would not be too high a price to pay for such land.	15 0 0	See Report attached.
POMAHAKA	7,462 3 1	Blocks X., XI., XIII., and XIV., Pomahaka, Otago Land District	Mostly agricultural land	Douglas, J. ..	18,656 17 10	..	We have ascertained the value and suitability for settlement of the lands, and respectfully recommend the purchase of the same at a price not exceeding £2 10s. an acre.	2 10 0	See Report attached.
Total acquired to 31st March, 1894	9,113 0 14			Total price paid to 31st March, 1894	36,785 3 8	..			
Lands acquired from 1st April, 1894, to 31st March, 1895.									
BLIND RIVER	5,020 0 0	Blocks XII. and XIV., Clifford Bay Survey District, Marlborough Land District	Agricultural and pastoral lands	Fell, C. Y. ..	14,678 10 5	..	In the belief that a demand exists in the district, the Board recommends the purchase, at a price not exceeding £3 5s. an acre.	3 5 0	See Report attached.
ROSEBROO	600 1 8	Block XVI., Pareora, Canterbury Land District	Open, flat, and undulating down lands	Pringle, W. ..	5,984 4 8	..	The land is suitable for farms of about 50 acres each. That there is a demand for such land in the district; that the Board recommends the purchase at a price not exceeding £10 10s. an acre.	10 10 0	See Report attached.
OTAIO	376 2 30	Blocks XII. and XVI., Otaio Survey District, Canterbury Land District	Open, flat land ..	Copland, A. ..	4,143 11 3	..	That the block is very suitable for subdivision into small farms; that there is an unsatisfied demand for land in the district; that the Board recommends the purchase at a price not exceeding £12 per acre	12 0 0	See Report attached.
TAHAWAI	69 0 19	Block I., Kurow Survey District, Otago Land District	Open, level ground, deep rich alluvial silt	Stringer, G. ..	622 1 4	..	That the character of the land is such as to render it suitable for settlement in small lots; that there is a demand for land in the district; that the Board recommends the purchase at £9 per acre.	9 0 0	See Report attached.
MAEREWHENUA	11,150 3 36	Block III. and part of Block II., Awamoko, and Block III. and part of Block IV., Maerewhenua Survey Districts, Otago Land District	Low-lying downs and flats	Borton, J. ..	66,905 17 0	..	That the land is good and suitable for settlement; that the offering of such a property to the public would create a demand from outside in addition to a limited demand in the district. The Board recommends purchase at a price not greater than £6 an acre	6 0 0	See Report attached.
MERRIVALE	9,998 0 0	Waiau Survey District, Southland Land District	Mixed agricultural and pastoral; deep, rich, free soil	Elder, Smith, and Co.	24,995 0 0	..	That the land is good and suitable for settlement; that the Board believes there is a demand for this class of land in the district; that the Board recommends purchase at a price not exceeding £2 10s. an acre	3 0 0	See Report attached.
ROIMATA	48 3 37	Blocks XV. and XVI., Christchurch Survey District, Canterbury Land District	Good flat land, dark, rich, alluvial soil	Trustees of estate of late Sir H. Parkes	2,200 6 7	..	The land is good level agricultural land suitable for small allotments. That the Board believes there is a demand for this class of settlement in the district. The Board recommends the purchase at a price not exceeding £45 an acre.	45 0 0	See Report attached.
PATOA	7,347 0 38	Waipara and Waitohi Survey Districts, Canterbury Land District	Pastoral country ..	New Zealand Midland Railway Company (Limited)	6,612 10 3	..	That part of the land is fairly suitable for settlement; that a demand exists for this block on the part of the Hurunui special settlers and others. The Board recommends Government to arrange the acquisition of the block at a price not greater than 18s. an acre. The Board is also of opinion that there is a prospect of some part of the block not being selected for other than pastoral purposes, or, perhaps, not at all; but in view of the great necessity that exists for providing extensions to the holdings of the Hurunui settlers, without which—they inform members of the Board—their present holdings must be abandoned, the Board thinks Government should be prepared to face this loss (if any) rather than that an industrious class of bona fide settlers should be obliged to abandon their homes.	0 18 0	See Report attached.
Total acquired from 1st April, 1894, to 31st March, 1895	34,611 1 8			Total price paid from 1st April, 1894, to 31st March, 1895	126,142 1 6	..			
Lands acquired from 1st April, 1895, to 31st March, 1896.									
OPOURIAO	7,604 0 0	Blocks V., IX., XIII., Whakatane, and Block II., Waimana Survey District, Auckland Land District	Deep, alluvial soil, of good quality	Gould, J. (Gould's Trustees)	24,261 3 3	..	The land is excellent in quality, and suitable for subdivision into farms of from 100 to 400 acres. That, from inquiries made, there is a considerable demand in the Bay of Plenty District and the Government is therefore recommended to purchase the land	3 4 0	See Report attached.
ELSTHORPE	10,073 0 0	Blocks III., VII., and XII., Oero Survey District, Hawke's Bay Land District	Soil and situation good, suitable for mixed farms	Buchanan's Trustees	..	45,328 10 0	The Board believes the land could be profitably occupied in mixed farms; that there is a fair demand in the district for such class of holdings, and the purchase is therefore recommended	4 10 0	
RAUREKA	427 2 0	Block III., Te Mata Survey District, Hawke's Bay Land District	Rich alluvial soil ..	Williams, Joseph Heathcote	10,260 0 0	..	The land is good and suitable for settlement in small farms. The Board believes there is a demand for such land in the district; that the Board recommends the purchase at £24 an acre	24 0 0	See Report attached.
OMAKA	3,898 0 0	Block VI., Aron Survey District, and Block I., Taylor Pass Survey District Marlborough Land District	Good agricultural land	Goulter, Charles ..	..	10,865 13 6	The land is good and suitable for settlement; there is a demand for such land in the district. The Board recommends the purchase at £2 15s. 9d. an acre	2 15 9	
POERUA	3,230 1 6	Blocks X. and XIV., Te Kinga Survey District, Westland Land District	Mica schist silt on shingle	Clark, Charles ..	3,634 1 6	..	To meet the strong desire for land on the part of the people residing in the district, that Mr. Clark be offered £1 2s. 6d. an acre as a final price, and that the proposed road and other expenditure on the land be such that the total expenditure on which rental will be charged does not exceed £2 an acre on an average	1 2 6	See Report attached.
HIGHBANK	9,119 3 2	Blocks I. and II., Corwar Survey District, Blocks IV. and VIII., Spaxton Survey District, Canterbury Land District	All flat land, soil good	Brown, M. Ingle ..	..	59,209 12 7	The land is good and suitable for settlement in various sized farms. There is a demand for this land in the district. The Board recommends the acquisition of this land at £6 10s. an acre	6 10 0	
ORAKIPAUA	384 0 31	Blocks III. and VII., Arowhenua Survey District, Canterbury Land District	Rich alluvial soil ..	Quinn and Rooney ..	7,683 17 6	..	The land is good and suitable for settlement in 8 or 10 allotments of from 5 to 10 acres each, and the rest of the estate, approximately, as at present fenced. There is a demand in the district. The Board recommends the acquisition of the property at £20 an acre, the area on which payment is made to be decided after survey	20 0 0	See Report attached.
OMIHI STOCK RESERVE ..	20 0 0	Block XVIII., Waikari Survey District, Canterbury Land District	Arable land ..	Moore, G. H. ..	240 0 0	..	The Board recommends Government to acquire 20 acres out of Mr. Moore's "Glenmark" Estate, situated on Waipara-Cheviot Road, at a price not exceeding £12 an acre	12 0 0	See Report attached.
KERETA	105 2 16	Block IX., Arowhenua Survey District, Canterbury Land District	Alluvial swamp land	Hoare, Richard ..	1,584 0 0	..	The land is good and suitable for subdivision into sections from 20 acres upwards. The Board believes there is a demand for a few sections in the neighbourhood. The Board recommends the Government to purchase the land at a price not exceeding £15 an acre.	15 0 0	See Report attached.
ASHLEY GORGE	1,166 0 24	Blocks III., IV., and XVI., Ashley Survey District, and Block IV., Oxford Survey District, Canterbury Land District	Deep marshy soil on flats; the hill land fair pasture	Gould, Beaumont, and Co. (Ellis's Trustees)	4,855 19 6	..	That the land known as the "Homestead Block" is good and suitable for settlement. There is a demand for land in the district. The Government is recommended to purchase this block and 185 acres in addition at a price of £5 10s. an acre. With regard to the 440 acre block near the Ashley Bridge, as this case comes under subsection (3) of section 4 of the Act it is considered advisable to acquire this land, as low-lying country necessary for the working of the high pastoral country behind belonging to the Crown, at a price of £2 an acre	5 10 0	See Report attached.
PUKETAPU	509 0 6	Block IV., Moeraki Survey District, Otago Land District	Good hill-slopes, all ploughable	Cochrane, J. ..	3,308 14 10	..	The land is good and suitable for settlement. The Board believes there is a demand in the district. The Government is recommended to purchase the land at £6 10s. an acre, conditionally on the title to parts of Sections 4 and 7, Block I., Hawkesbury, being completed	6 10 0	See Report attached.
ARDGOWAN	4,241 0 0	Blocks I. and II., Oamaru Survey District, Otago Land District	Good agricultural land, the whole of which may be ploughed	New Zealand and Australian Land Company	..	34,600 0 0	The land is good and suitable for settlement. That there is a demand for land in the district. The Board recommends Government to acquire the land at a price not exceeding £7 an acre. (Taken by arbitration—Award of Compensation Court, £34,600, or £8 3s. an acre)	7 0 0	
MAKAREAO	2,367 3 31	Blocks VII., IX., XII., XV., Moeraki Survey District, and Block IV., Dunback Survey District, Otago Land District	Limestone hill land and arable flats along banks of Shag River	Kitchener, A. B. ..	..	7,168 3 8	The land is good and suitable for settlement. There is a demand for land in the district; the Board recommends the purchase of 2,368 acres of the land at £3 1s. an acre	3 1 0	See Report attached.
EPWORTH	21 0 3	Block II., Arowhenua Survey District, Canterbury Land District	Loamy soil on banks of stream	Meyer, John ..	252 4 6	..	The land is suitable for subdivision into smaller areas. There is a demand for land in this district. The Board recommends the Government to acquire the land at £12 an acre	12 0 0	See Report attached.
BRACO	27 2 0	Block X., Christchurch Survey District, Canterbury Land District	Level land, good soil, suitable for market gardens	Boag, W. ...	1,375 0 0	..	The land is good and suitable for division into small lots of from 1 acre upwards. The Board believes there will be a demand for such lands. The Board recommends Government to purchase the land at a price not exceeding £50 an acre	50 0 0	See Report attached.
Total acquired from 1st April, 1895, to 31st March, 1896	43,194 3 39				57,455 1 1	157,171 19 9			
Grand total area acquired to 31st March, 1896	86,919 1 21			Grand total price	377,554 6 0	..			

REPORT OF THE SURVEYOR-GENERAL TO THE MINISTER OF LANDS.

Department of Lands and Survey,
Wellington, 22nd June, 1896.

SIR,—

I have the honour to furnish the following information in order to comply with the latter part of section 39, (2), of "The Land for Settlements Act, 1894":—

The accompanying table shows "the condition and settlement" of the lands acquired under the Act to the 31st March, 1896:—

Of the twenty-four estates shown in the table, five of them—viz., Raureka in Hawke's Bay, Omihi and Orakipaoa in Canterbury, Makareao in Otago, and Poerua in Westland—had not been offered for selection prior to the 31st March, although the purchases had been completed, and therefore the details regarding them will not appear until next year's report.

The Commissioners' reports, and those of the Rangers, speak very favourably of the progress of the settlements at the time of last inspection, and that in nearly all cases the conditions were being fully complied with. It will be observed that, at the date of the returns, there were 643 souls residing on the different estates, and that 133 houses had been erected, although in many instances the limit of time within which residence was compulsory had not nearly expired. Out of the whole of the lands purchased, 11,895 acres remain unlet. These cases may be noted as follows: Of the 840 acres in Opouriao, there are some few sections withheld from sale until the title to those particular parts is completed. The Commissioner of Crown Lands, Auckland, anticipates the sections will go off directly they are offered. In Blind River, 1,249 acres remain on hand, but are open for selection; and the reason they have not been taken up hitherto is the want of better access: but, as sections continue to be taken up, the remainder will no doubt shortly be selected. The land in the Patoa Block which remains on hand—viz., 4,139 acres—is inferior in character, and only suited for a small run. In purchasing this block the Land Purchase Commissioners anticipated there would probably be a delay in letting this particular part; but it was necessary to include it to secure the other and better part of the block. The Commissioner of Crown Lands, Canterbury, is about to group the unlet sections and reoffer them, when it is anticipated the land will let. In the Ashley Gorge Estate an area of 123 acres remains unlet; this is more unfavourably situated than the rest, but is expected to let at any time. With regard to the 3,096 acres in Pomahaka as yet unlet, the Commissioner of Crown Lands sets this down to the low prices of produce and to the fact that settlers regard the rentals as too high, to which it is only just to add that the bad name the block acquired unjustly, through causes which are well known, no doubt tends to deter selectors. The only other estate in which any considerable area remains unlet is Merrivale, Southland, where an area of 2,376 acres is still on hand; this is nearly all bush, though the soil is very good. There is amongst the people of those parts a prejudice against bush land not known in the north. The Commissioner reports that the reason the whole of this estate was not selected is because the season was late when the land was offered, and applicants are holding back until the next half year to save paying rent. With better prices for produce, this area will be taken up.

Much information of a detail character regarding these settlements will be found in the Lands Report for this year.

With regard to the financial result from the estates purchased under the Act, those which have been offered for selection up to 31st March last may be summarised as follows:—

At that date nineteen estates had been offered, and, after deducting forfeitures, the rental at which they were let amounted to		£9,987 per ann.
The amount of money sunk in the purchase, roading, surveys, and administration to that date was		£209,559.
This shows a return on the capital of		4·76 per cent.
Or, deducting the arrears of rent...		4·56 "

Since the date of the return several of the forfeited sections have been again selected, which will tend to increase the percentage of return on the capital. The number of forfeitures during the year was twelve, and two of these selections have again been taken up.

The annual interest on the £209,559 expended on the estates, at 4 per cent.—which is the interest paid, I believe—amounts to £8,382; so that, without reckoning the lands still unlet, there is a surplus to the good.

I have, &c.,

S. PERCY SMITH,
Surveyor-General, and Secretary Crown Lands.

Hon. J. McKenzie, Minister of Lands.

REPORT on the CONDITION and SETTLEMENT of all LANDS acquired under "The Land for Settlements Act, 1894," on the 31st March, 1896.

Name of Estate.	Area purchased.		Taken up during the Year.		Taken up in previous Years.		Forfeitures during the Year.		Rent and other Payments received during the Year.		Area occupied by Roads and Reserves.		Area of Land on Estates opened for Selection on 31st March, 1896.		Value of Improvements to 31st March, 1896.		No. of Houses on Holdings.		Land opened for Selection.		Arrears of Rent on 31st March, 1896.		No. of Soldiers in Affairs on 31st March, 1896.		Total Receipts from Inception to 31st March, 1896.	
	A.	R. P.	No. of Selectors.	Area.	Annual Rent payable.	No. of Selectors.	Area.	Annual Rent payable.	No. of Selectors.	A. B. P.	£ s. d.	A. B. P.	A. R. P.	£ s. d.	A. R. P.	£ s. d.	No. of Houses on Holdings.	No. of Houses on Holdings.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.		
Auckland—	7,604	0 0	60	6,524 3 9	1,268 10 4	..	..	..	..	..	£ s. d.	..	..	635 6 2	..	..	..	..	..	Feb. 12, 1896	..	..	..	635 6 2		
Opourio	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..		
Hawke's Bay—	1427	2 0	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..		
Raureka	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..		
Marlborough—	5,507	0 0	9	2,628 0 0	468 10 0	7	1,854 0 0	370 7 7	1*	568 0 0	92 17 8	326 7 7	344 0 0	1,249 0 0	602 10 0	..	..	..	..	Jan. 16, 1895	..	..	..	639 6 3		
Blind River	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..		
Canterbury—	620	2 13	1	24 3 19	15 9 8	29	611 3 15	396 18 6	1*	24 3 19	15 9 8	366 2 1	8 2 38	..	1,854 11 0	..	124	23	Jan. 18, 1894	..	..	..	765 17 10			
Pareora	107	2 17	..	..	..	4	104 2 8	73 4 6	..	..	..	42 15 5	3 0 9	..	220 8 0	..	17	2	Jan. 18, 1894	..	..	..	115 19 11			
Studholme Junction	574	1 05	..	..	..	12	572 1 22	270 3 4	..	50 0 0	22 10 0	189 6 0	1 3 23	..	883 13 0	..	45	10	Jan. 24, 1894	..	..	..	428 5 2			
Kapua	600	1 8	15	600 1 8	307 13 6	..	..	..	..	..	..	294 9 9	..	..	1,002 12 0	..	48	9	June 26, 1895	..	..	..	294 9 9			
Rosebrook	376	2 30	..	367 0 33	216 14 8	..	..	..	..	..	..	152 6 8	9 1 37	..	345 0 0	..	14	1	June 26, 1895	..	8 16 9	1	152 6 8			
Otaio	7,347	0 38	19	3,177 3 37	270 10 2	..	..	..	1	1,552 3 0	47 11 0	135 17 8	29 2 1	4,139 3 0	360 0 0	..	51	2	Nov. 27, 1895	..	..	..	135 17 8			
Patua	48	3 37	26	44 2 23	138 10 0	..	..	..	..	..	..	77 1 9	4 1 14	..	780 0 0	..	56	10	Aug. 14, 1895	..	..	..	77 1 9			
Roimata	8105	2 29	4	105 2 29	82 18 0	..	..	..	..	..	..	44 17 0	..	..	64 0 0	..	3	2	Dec. 4, 1895	..	..	..	44 17 0			
Kereka	927	2 4	14	27 2 4	72 8 4	..	..	..	..	..	..	36 4 2	..	..	215 0 0	..	16	3	Nov. 27, 1895	..	..	..	36 4 2			
Braco	21	0 3	2	21 0 3	13 11 2	..	..	..	..	..	..	6 15 7	..	123 2 6	280 0 0	..	17	..	Nov. 27, 1895	..	..	..	6 15 7			
Epworth	1,166	0 24	11	1,042 2 18	246 10 0	..	..	..	..	..	..	148 1 4	..	..	..	..	..	..	Dec., 4, 1895	..	..	..	148 1 4			
Ashley Gorge	20	0 0	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..			
Omihi	384	0 31	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..			
Orakipaoa	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..			
Otago—	7,462	3 1	1	259 3 26	47 2 2	22	5,561 1 29	927 0 0	6	1,439 2 3	227 19 10	192 13 1	200 2 26	3,096 2 20	1,967 0 0	41	13	Feb. 20, 1894	395 6 2	14	842 0 2	..	..			
Pomahaka	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..			
Teanaraki Village Settlement	347	3 18	2	15 0 0	12 17 6	22	344 1 25	281 9 6	2	20 2 0	17 13 8	153 3 3	3 3 31	5 0 2	1,004 0 0	81	13	Feb. 7, 1894	75 19 9	9	348 10 10	..	..			
Taharua Village Settlement	69	0 19	8	668 2 14	35 14 4	..	..	..	..	..	..	17 17 2	0 2 5	..	453 0 0	19	4	Aug. 21, 1895	..	..	..	17 17 2				
Maerewhenua	11,150	3 36	70	10,898 0 21	3,545 1 4	..	..	..	..	..	..	1,832 10 3	237 2 8	15 1 7	2,904 12 0	120	33	Sept. 18, 1895	..	..	..	1,832 10 3				
Puketapu	509	0 6	12	496 0 36	190 7 4	..	..	..	..	..	..	94 13 8	12 3 10	..	86 0 0	1	..	Mar. 18, 1896	..	..	..	94 13 8				
Makarao	42,367	3 31	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..			
Southland—	9,998	0 0	38	7,422 1 20	1,160 1 4	..	..	..	..	..	..	1,199 16 1	199 2 20	2,376 0 0	..	..	..	..	Dec. 18, 1895	..	..	..	1,199 16 1			
Merrivale	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..			
Westland—	3,230	1 6	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..			
Poerua	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..			
Totals	60,074	2 36	301	33,724 3 20	8,092 9 10	96	9,048 2 19	2,319 3 5	12	3,655 2 22	424 1 10	5,946 4 8	1,315 1 13	11,895 0 35	13,022 5 0	643	133	..	..	480 2 8	24	7,815 17 5				

Remarks: a Not time to show any progress of settlement. b This includes The Peaks Farm-homestead Settlement. c Residence and improvements not due till December, 1896. * Forfeited section relet.

† Opened for selection since 31st March, but purchased before. ‡ 457 acres surrendered leasehold included in the estate. § Difference of 13 perches disclosed on survey. ¶ Small area of Crown land included in this. †† Difference of 4 perches disclosed on survey.

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