

1905.
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,—

Land for Settlements Department, Wellington, 27th June, 1905.

I have the honour to submit a report on the operations under the Land for Settlements Acts for the year which ended on the 31st March, 1905.

1. There were 88 estates offered to the Government for sale, aggregating 713,741 acres; and 61 estates, containing 723,984 acres, were inspected on the ground.

2. The Board of Land Purchase Commissioners held fourteen meetings—viz., one in Auckland, two in Hawke's Bay, seven in Wellington, two in Canterbury, and two in Otago—when the acquisition of 24 estates was considered, and 17 of these, containing 237,874 acres, were recommended for purchase.

3. The Government approved of the recommendations regarding 14 estates, containing 219,695 acres.

4. The owners ultimately accepted the offers made for 5 of these properties—viz., Longbush (balance), Greenfield, Hikawera (part of Tablelands), Hawtrey (workmen's homes), and Selwyn.

The purchase of Hikawera and Greenfield was completed during the year, at a cost of £87,976 for 24,648 acres; and Matamata, Edendale, and Mount Vernon (Lindsay), negotiated for last year, and containing 75,993 acres, were also completed at a cost of £336,507.

The total transactions finished in the year comprise 5 estates, containing 100,641 acres, the prime cost of which was £424,483 1s. 8d. The incidental expenses, roads, administration, and charges on debentures, amount to £64,733 13s. 9d. in addition, making a total of £489,216 15s. 5d.

If to these transactions there are added the purchases of past years, the total transactions become 136 estates, containing 716,224 acres, for which the owners received £3,362,013, and £238,324 was spent on roads and other services, making a total of £3,600,337.

The purchase of three other agricultural and pastoral estates, containing 180,087 acres, and which will cost about £209,000, has also been arranged for; and two small properties near Wellington, containing 327 acres, have been secured for workmen's homes, at a cost of £26,920.

The transactions awaiting the decision of the Compensation Court at 31st March were:— (1) Flaxbourne, which was before the Court last year, and was decided on the 19th April, 1905, when the claimants were awarded £181,675 for 45,368 acres, and 11,700 acres were cut out and remain with the owners; (2) Tawaha, an estate of 3,350 acres in the Wairarapa, which was dealt with in the Compensation Court on the 24th instant, when the owners were awarded £34,000 for 2,350 acres, they retaining 1,000 acres and the homestead.

Negotiations are in progress for the acquisition of land for workmen's homes, Hutt Valley and near Christchurch, and for some agricultural and pastoral estates in Hawke's Bay, Auckland, Wellington, Canterbury, Otago, and Taranaki.

Values have advanced, especially in the neighbourhood of Wellington, and the high prices given for good land in Canterbury and the west coast of the North Island render negotiations for suitable land difficult and hazardous.

The rents collected during the year amount to £149,606 0s. 11d., and the interest received for that portion of the loan invested by the Treasury was £12,875, making a total of £162,481 0s. 11d. There were also recoveries for lands finally disposed of, otherwise than by lease, amounting to £670 6s. 11d.

The interest paid for the money obtained under the Act was £134,703 13s. 7d., showing a profit for the year of £27,776 7s. 4d. This, added to the profit at 31st March, 1904 (£166,259 10s. 5d.), makes the amount realised at 31st March, 1905, to be £194,035 17s. 9d., all of which has been expended in the construction of roads and other works, on surveys, administration, and other incidentals.

Two transactions under section 70 of "The Native Land Laws Amendment Act, 1895," were practically concluded during the year—viz., Tamaki, containing 3,542 acres, the resumption of the lease of which cost £7,000, and a part of the Manga-a-toro Station, containing 5,141 acres, the lease of which cost £16,000 to resume.

The following is a summary of the transactions:—

	No.	Acres.	Prime Cost. £
(a.) Estates purchased and selected or ready for selection at 31st March, 1904 ...	131	615,582	2,939,672
(b.) Estates purchased and prepared for selection in 1904-5 ...	2	62,523	241,138
(c.) Estates purchased and paid for but not prepared for selection at 31st March, 1905 ...	3	38,119	183,345
Totals ...	136	716,224	£3,364,155
(A.) Acquired but not paid for nor prepared for selection ...	6	230,186	£427,947
(B.) Leases resumed under section 70 of "The Native Land Laws Amendment Act, 1895" ...	2	8,683	£23,000

A report by the Surveyor-General on the settlement of the estates purchased is 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 its amendments, from 1st April, 1904, to 31st March, 1905, and how dealt with.

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.
Auckland	12	Acres. 194,111	Acres. 21,670	Acres. 51,970	Acres. 160,000	Acres. 11,041	Acres. 1,400	Acres. 194,111
Hawke's Bay	25	302,809	224,510	..	19,429	6,900	..	302,809
Taranaki	4	4,039	4,039	..	..	..	..	4,039
Wellington	22	43,416	4,393	..	11,442	27,330	251	43,416
Nelson	2	2,128	2,128	..	..	..	..	2,128
Canterbury	16	82,363	18,678	47,089	8,000	6,721	1,875	82,363
Otago	4	69,564	45,264	..	24,300	..	..	69,564
Southland	3	15,311	15,311	..	..	..	..	15,311
Totals	88	713,741	335,993	99,059	223,171*	51,992	3,526	713,741

* There were also eight estates, containing 14,703 acres, offered in the previous year which were dealt with this year.

"THE LAND FOR SETTLEMENTS CONSOLIDATION ACT, 1900," AND ITS AMENDMENTS.

TABLE B.—RETURN of LANDS RECOMMENDED for PURCHASE by the BOARD of LAND PURCHASE COMMISSIONERS under the above Act from 1st April, 1904, to 31st March, 1905.

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.		
AUCKLAND LAND DISTRICT.										
"Selwyn," Thames Valley Land Company ..	160,000 0 0	0 12 0	0 8 0	£ ..	£ s. d.	£ s. d.	£ s. d.	£ ..	£ s. d.	Purchase not complete.
Total	160,000 0 0	..	..	..	..	..	..	..	..
HAWKE'S BAY LAND DISTRICT.										
"Cricklewood," T. J. Steele ..	14,331 0 0	2 10 0	..	..	..	..	..	..	..	Government did not approve purchase. Vendors would not accept Government offer.
"Pakowhai," East Coast Native Trust Land Board ..	5,098 0 0	7 0 0	5 5 0	..	..	..	..	..	..
Totals	19,429 0 0	..	..	..	..	..	..	..	..
WELLINGTON LAND DISTRICT.										
"Mahupuku," M. Mahupuku ..	7,087 0 0	3 19 0	3 19 0	..	..	..	..	..	..	Purchase not complete. Government did not approve purchase. Vendor would not accept Government offer. Requisition to take compulsorily served. Vendors would not accept Government offer. Not proceeded with. Vendor unwilling to sell. Previous offer adhered to. Purchase complete. Under consideration.
Kummer, W. A. ..	399 0 0	15 0 0	..	..	..	..	..	..	..
Cockburn, A. ...	1,123 0 0	20 0 0	15 0 0	..	..	..	..	..	..
Bidwill, G. R. ..	500 0 0	15 0 0	10 10 0	..	..	..	..	..	..
Bidwill, C. R. (Trustees)	3,350 0 0	..	11 5 0	..	..	..	..	..	..
Wardell, W. ...	627 0 0	14 0 0	10 0 0	..	..	..	..	..	..
Pharazyn, C. ...	1,492 0 0	..	..	..	..	..	..	..	..
Niniwa Heremia ..	4,203 0 0	..	..	..	..	..	..	..	..
Cockburn, A. ...	1,123 0 0	17 0 0	15 0 0	9,380 0 0	..	..	..	9,380 0 0	0 0	
Horiana Kingi ..	2,605 0 0	4 0 0	3 12 0	..	..	..	..	..	..
"Hawtrey" Estate ..	187 0 0	..	20 0 0	..	..	..	..	..	..
Totals	22,696 0 0	..	..	9,380 0 0	..	..	..	9,380 0 0	0 0	
CANTERBURY LAND DISTRICT.										
Elworthy's Trustees ..	8,000 0 0	4 15 0	4 10 0	..	..	..	..	..	..	Vendors would not accept Government offer. Government did not approve purchase.
"Lambrook," Gillingham Brothers ..	3,449 0 0	8 0 0	..	..	..	..	..	..	..
Total	11,449 0 0	..	..	..	..	..	..	..	..
OTAGO LAND DISTRICT.										
"Greenfield," Smith's Trustees ..	*24,300 0 0	4 10 0	4 0 0	78,595 17 6	652 8 10	652 8 10	79,248 6 4	79,248 6 4	79,248 6 4	Purchase complete. 2,257 acres retained by agreement.
Totals	24,300 0 0	..	..	78,595 17 6	652 8 10	652 8 10	79,248 6 4	79,248 6 4	79,248 6 4	

SUMMARY.

Auckland ..	160,000	0 0	..	..	..	..	..	..	..	..	..	..
Hawke's Bay ..	19,429	0 0	..	..	..	..	9,380 0 0	..	..	..	9,380 0 0	..	
Wellington ..	22,696	0 0	..	..	..	..	..	..	..	..	..	..
Canterbury ..	11,449	0 0	..	..	..	..	78,595 17 6	652 8 10	652 8 10	79,248 6 4	79,248 6 4	..	
Otago ..	24,300	0 0	..	..	..	..	..	..	..	..	..	..
Total	237,874	0 0	..	..	..	..	87,975 17 6	652 8 10	652 8 10	88,628 6 4	88,628 6 4	..	

* 22,043 acres acquired, balance retained by owners.

"THE LAND FOR SETTLEMENTS CONSOLIDATION ACT, 1900," AND ITS AMENDMENTS.

TABLE C (PART I).—STATEMENT OF LANDS FINALLY ACQUIRED FOR SETTLEMENTS BETWEEN 1st April, 1904, and 31st March, 1905.

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.
Auckland Land District— Matamata ..	A. 42,739	B. P. 0 0	Wairere, Tapapa, and Cambridge Survey Districts	Light agricultural on the plains and some of the downs; pastoral on the hills	Compulsorily taken	Assets Realisation Board	£ 127,515 13 4
Hawke's Bay Land District— Lindsay (Mount Vernon)	13,470	0 0	Waipukurau and Ruataniwha Survey Districts	Part limestone hills, excellent pastoral country; part flats and rolling downs, and part thin shingly	Ditto	Messrs. A. and J. W. Harding	95,369 11 0
Wellington Land District— Hikawera ..	2,605	0 0	Huangarua Survey District	Loam on clay and papa; part ploughable, good pastoral	By agreement..	Horiana Kingi ..	9,380 0 0
Otago Land District— Greenfield ..	22,043	0 0	Waitahuna West, East, and Hillend Survey Districts	Undulating downs; soil medium to shingly. Subsoil sandy clay	"	Messrs. Smith ..	78,595 17 6
Southland Land District— Edendale ..	19,784	0 0	Lindhurst, Lohian, Mataura, and Oteramika Hundreds Survey Districts	Heavy loam ..	"	N.Z. and A. Land Company	113,621 19 10
Totals ..	100,641	0 0	£424,483 1 8

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TABLE C (PART II).—ESTATES ACQUIRED BUT NOT PAID FOR AT 31st March, 1905.

Auckland Land District— Selwyn Estate..	A. 160,000	B. P. 0 0	Piako County	Soil light loam and pumice sand, easily worked. Part ploughable, and part forest	By agreement..	Thames Valley Land Company	£ 64,000 0 0
Hawke's Bay Land District— 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 lands	"	J. N. Williams ..	3,272 0 0
Wellington Land District— Mahupuku ..	7,087	0 0	Huangarua Survey District	Fair soil; subsoil mostly resting on papa, part limestone	"	M. Mahupuku ..	28,000 0 0
Tawaha Marlborough Land District—	2,350	0 0	"	Agricultural land, first class, part alluvial, rest light loam over clay	Compulsorily taken	Bidwill's Trustees ..	34,000 0 0
Flaxbourne ..	45,368	0 0	Cape Campbell Survey District	Small flats and downs of fair quality, part limestone; balance hilly pastoral land	Ditto	Sir G. Clifford and others	181,675 0 0
Canterbury Land District— Kinloch ..	13,000	0 0	Akaroa and Ellesmere Survey Districts	Volcanic soil, well grassed; altitude, from sea-level to 2,000 ft.	By agreement..	..	117,000 0 0
Totals ..	230,185	0 0	..	..	..	..	£427,947 0 0

“THE LAND FOR SETTLEMENTS CONSOLIDATION ACT, 1900,” AND ITS AMENDMENTS.
TABLE C (PART III.).—SUMMARY OF ESTATES ACQUIRED UP TO 31st MARCH, 1905, AND AMOUNTS OF PURCHASE-MONEY PAID.

Name of Land District.	Number of Estates acquired before 31st March, 1904.	Areas acquired before 31st March, 1904.		Number of Estates acquired from 1st April, 1904, to 31st March, 1905.	Area acquired from 1st April, 1904, to 31st March, 1905.		Total Numbers of Estates to 31st March, 1905.	Total Area to 31st March, 1905.		Net Purchase-money, less Recoveries.	Incidental Expenses, Roads, Preliminaries, &c.
		A.	R. P.		A.	R. P.		A.	R. P.		
Auckland	14	49,499	0 12	1	42,739	0 0	15	92,238	0 12	269,870	£ 30,971
Hawke's Bay	14	115,436	1 38	1	13,470	0 0	15	138,906	1 38	732,900	44,002
Taranaki	3	2,697	2 4	..	..	..	3	2,697	2 4	58,336	3,098
Wellington	12	26,467	3 12	1	2,605	2 33	13	29,073	2 5	194,866	22,430
Marlborough	8	68,381	2 21	..	..	..	8	68,381	2 21	171,467	23,597
Westland	2	5,124	3 26	..	..	..	2	5,124	3 26	8,343	2,470
Canterbury	55	246,005	2 30	..	..	..	55	246,005	2 30	1,255,200	47,456
Otago	18	67,595	0 37	1	22,043	2 11	19	89,638	3 8	471,418	51,587
Southland	5	34,373	1 18	1	19,784	0 2	6	54,157	1 20	201,755	12,713
Totals ..	131	615,581	2 38	5	100,642	1 6	136	716,224	0 4	3,364,155	238,324

TABLE D.—AREAS OF LAND ACQUIRED BY WAY OF EXCHANGE UNDER THE LAND FOR SETTLEMENTS ACTS, AND AREAS GIVEN IN EXCHANGE, FROM 1st APRIL, 1904, TO 31st MARCH, 1905.

Land District.	Area acquired by Crown.		Locality of Exchange, Block, and Survey District.	Area of Land given by Crown in Exchange.	Cash.	
	Name of Exchange.	Area.			Paid to Owner.	To be paid to Government.
Otago	Greenfield	A. R. P. 245 1 13	Blocks IV. and V., Waitahuna West Survey District	A. R. P. 263 0 0	£ s. d. ..	£ s. d. 367 10 0
Southland	Edendale	2 1 19	Block III., Lothian Survey District	1 1 4	13 16 8	..
Totals	..	247 2 32	..	264 1 4	13 16 8	367 10 0

REPORT by the SURVEYOR-GENERAL on the Condition and Settlement of Lands acquired.

The following properties acquired under the provisions of "The Land for Settlements Consolidation Act, 1900," were handed over to the Lands and Survey Department by the Chairman of the Board of Land Purchase Commissioners in order that the estates should be surveyed and prepared for application and settlement:—

Name of Estate and Land District.						Area.
Matamata, Auckland	...	...	...	...	...	42,739 acres.
Lindsay, Hawke's Bay	...	...	...	...	...	13,470 "
Flaxbourne, Marlborough	...	...	...	...	...	45,368 "
Greenfield, Otago	...	...	...	...	...	22,043 "
Edendale, Southland	...	...	...	...	...	19,784 "
Total	...	...	...	...	...	143,404 acres.

After the usual elaborate and detailed topographical and subdivisional surveys, classification, and valuation, the Edendale Settlement, comprising 122 sections and 19,495 acres, was offered on the 15th April, 1904; and the Matamata Settlement, containing 302 allotments and a gross area of 42,481 acres, was opened for selection on the 2nd June, 1904; and, with the exception of 4,007 acres, the whole of the subdivisions were satisfactorily disposed of.

As the result of surveys effected during the year 1904–5 the usual complete plans and pamphlets, supplemented by full descriptions and information regarding the Lindsay and Greenfield Settlements, were published, but these two settlements were not opened until after the end of the financial year. Suffice to say that in these cases also great success attended the sales.

The Flaxbourne Settlement, which has been the subject of protracted litigation, was completely surveyed and prepared for selection, but, owing to the delay in obtaining the decision of the Compensation Court, the settlement could not be advertised for selection before the 22nd June, 1905.

The Department has now in hand the survey of eight additional estates, containing 188,177 acres and comprising the Selwyn estate, Auckland, three estates in the Wairarapa, one exchange of lands in the Poverty Bay District, two properties to provide workmen's homes in the vicinity of Wellington, and the Kinloch estate at Little River, Canterbury.

If to the selections in the Matamata and Edendale Settlements (shown in Schedule attached) there be added all selections of the balances of estates previously submitted for application, the total number of selectors registered during the financial year amounts to 425, who secured in all 75,133 acres. This brings the total number of tenants under the Land for Settlements Act to the considerable number of 3,131, who hold 642,940 acres, and pay thereon £166,281 per annum.

It will be seen, by reference to Table 33 (Part II.) of the Lands and Survey Report, that the number of houses upon the settlements is 2,471; that the number of souls residing on the holdings is 10,283; that the value of the improvements amounts to £803,381 2s. 3d.; that the arrears on the 31st March, 1905, due by 167 selectors, amount to £5,787 8s. 7d.; that the amount of rent and other payments received during the year is £150,272 12s. 4d.; and that the total receipts since the inception of the system amount to £721,569 6s. 8d.

The receipts for the year were £610 12s. 1d. less than the amount collected in the year 1903–4. This anomaly is explained by the fact that the outstanding rents, which in the year 1902–3 amounted to £10,497, were reduced to £4,096 in 1903–4, and also because the great Rosewill Settlement was balloted for on the 7th March, 1904, and the amount, £6,675 5s. 4d., received with the successful applications, representing rents due in advance on the 1st July or the 1st September, 1904, was carried to revenue, and thereby swelled the receipts for the previous year, to the loss of the year 1904–5.

Of the gross area of 681,055 acres acquired by the Crown and opened for selection since the inauguration of the system, there remains 38,170 acres still to be disposed of, which latter figures amount to $5\frac{1}{2}$ per cent. of the whole. All the settlements (arranged according to land districts) are scheduled in table attached, where will be found particulars, in condensed form, as to the selectors, their position, and prospects. It will be seen that, with few exceptions, the settlements have made fair to excellent progress during the year; that the settlers have become, or are becoming, well established upon their holdings; that they appreciate and are contented with their condition; whilst there is every prospect that the settlements will prove in the future, as in the past, an inestimable advantage to the fortunate possessors of the holdings, and be a source of congratulation and benefit, socially and economically, to the colony. The results of the policy of acquiring freehold properties, with the object of bringing about the occupation of rural lands in small areas as their quality, position, and productiveness warrant, have been an unqualified and great success, whether the scheme is considered from the point of view of the tenants and the Government or the colony as a whole. There is one very important feature of the lease-in-perpetuity tenure under the Land for Settlements Act which, in my opinion, deserves special prominence—viz., that, in addition to *bona fide* occupation and utilisation of the holdings, residence by the tenants is compulsory for all time. This should ensure that an ever-increasing area of the lands of the colony shall be occupied by a rural population—the class admittedly of the first importance to the well-being of any nation.

The Hon. the Minister of Lands.

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

ESTATES OFFERED for SELECTION during the Year ending the 31st March, 1905, under "The Land for Settlements Consolidation Act, 1900."

Land District, and Name of Estate.	Area of Estate.	Number of Selectors.	Area unselected, 31st March, 1905.	Annual Rental payable on Lands leased.	Date of Opening.
	A. R. P.		A. R. P.	£ s. d.	
Auckland— Matamata	42,738 3 2	164	959 3 32	6,863 2 2	2nd June, 1904.
Southland— Edendale	19,809 3 11	116	3,047 3 5	5,882 12 8	15th April, 1904.
Totals	62,548 2 13	280	4,007 2 37	12,745 14 10	

SUMMARY of the SETTLEMENTS established upon ESTATES ACQUIRED and DEALT WITH, under the Provisions of the Land for Settlements Acts, up to the 31st March, 1905.

Land District and Name of Settlement.	Selectors.	Residences.	Principal Purpose for which Holdings are utilised.	Progress during Year.	Present Position.	Prospects.
Auckland— Opouriao	97	76	Dairying and mixed farming	Satisfactory ..	Prosperous ..	Good.
Okauia	8	6	Grazing	Not satisfactory	Not satisfactory ..	Not promising.
Rangiatea	18	18	Dairying and cropping ..	Satisfactory ..	Thriving ..	Good.
Karapiro	17	11	Dairying	Good ..	Satisfactory ..	"
Fencourt	34	34	"	Fair ..	Good ..	"
Whitehall	10	15	Grazing and dairying ..	Good ..	Fair ..	"
Matamata	163	95	Dairying and mixed farming	" ..	Satisfactory ..	"
Bickerstaffe	15	13	Grazing and dairying ..	" ..	Fair ..	"
Craddock Hamlet ..	8	7	Workmen's homes ..	Improving ..	Fairly satisfactory	"
Hetana Hamlet ..	9	8				
Kitchener Hamlet ..	8	7				
Methuen Hamlet ..	13	8				
Plumer Hamlet ..	10	5				
Waari Hamlet ..	5	4				
	415	307				
Hawke's Bay— Raureka	19	17	Dairying and farming ..	Very satisfactory	Decidedly prosperous	"
Elsthorpe	47	28	Pastoral	"	Ditto ..	"
Waimarie	18	16	Dairying and farming ..	"	" ..	"
Pouparae	9	9	"	"	" ..	"
Tomoana	13	12	"	"	" ..	"
Willows	22	18	"	"	" ..	"
Mahora	34	28	Dairying, fruit, and cropping	"	" ..	"
Hatuma	62	58	Agricultural and pastoral ..	"	" ..	"
Manga-a-toro	26	24	Pastoral	"	" ..	"
Kumeroa	15	13	Agricultural and pastoral ..	"	" ..	"
Forest Gate	28	26	"	"	" ..	"
Argyll	59	56	"	"	" ..	"
Wigan	17	7	Pastoral	"	" ..	"
Lindsay	6	2	Pastoral (sections offered to and accepted by the then tenants before the estate was balloted for)	"	" ..	"
	375	314				
Taranaki— Tokara	13	14	Dairying	Very fair ..	Good ..	"
Spotswood	14	11	Workmen's homes and poultry farms (only half estate taken up)	Fair ..	Steady ..	Fair.
Clandon	6	5	Dairying	Good ..	Satisfactory ..	Good.
	33	30				
Wellington— Paparangi	37	35	Residential, poultry-farming, and dairying	" ..	Prosperous ..	"
Ohakea	15	15	Dairying, sheep-farming, and cropping	" ..	" ..	Excellent.
Te Matua	13	12	Dairying	" ..	Very satisfactory	"
Aorangi	37	37	Dairying, market-gardening, and residential	Very good ..	" ..	"
Langdale	28	21	Grazing and cropping ..	Good ..	Satisfactory ..	Good.
Mangawhata	7	8	Dairying and sheep-farming	" ..	" ..	"
Epuni	42	42	Residential, market-gardening, and fruit-growing	Very good ..	" ..	Excellent.
Maungaraki	19	17	Residential, market-gardening, pigs, and poultry ..	Good ..	" ..	Good.

SUMMARY of the SETTLEMENTS established upon ESTATES ACQUIRED and DEALT WITH up to the 31st March, 1905—*continued.*

Land District and Name of Settlement.	Selectors.	Residences.	Principal Purpose for which Holdings are utilised.	Progress during Year.	Present Position.	Prospects.
Wellington— <i>contd.</i>						
Linton	5	5	Dairying and mixed farming	Moderate ..	Fair	Moderately good.
Longbush	6	4	Grazing	Good	Satisfactory ..	Very good.
Tablelands	9	8	Residential, market-gardening, &c.	Moderate ..	Fair "	Very fair.
Normandale	27	15				
	245	219				
Marlborough—						
Blind River	19	16	Sheep-farming and cropping	Good	Good	Fair.
Omaka	13	12	Grazing	Satisfactory ..	"	"
Puhipuhi	2	1	Sheep-farming and cropping	Fair	Satisfactory ..	"
Starborough	140	74	"	Very good ..	Prosperous ..	Good.
Richmond Brook ..	11	11	"	"	"	"
Waipapa	4	4	Grazing	Good	Satisfactory ..	Fair.
North Bank	9	7	Dairying	Moderate ..	Moderate ..	"
Rainford	11	7		"	"	"
	209	132				
Westland—						
Poerua	19	16	Dairying and mixed farming	Good	Prosperous ..	Good.
Kokatahi	7	6	"	"	"	"
	26	22				
Canterbury—						
Pareora No. 1	28	24	Small-farming	Fair	Satisfactory ..	"
Studholme Junction ..	4	3	"	Satisfactory ..	"	"
Kapua	12	12	Small-farming and dairying	"	"	"
Rosebrook	14	13	"	"	"	"
Otaio	9	9	"	"	"	"
The Peaks	12	1	Grazing	"	"	"
Patoa	4	2	"	"	"	"
Roimata	26	26	Residential	"	"	Very good.
Braco	14	14	Market-gardening ..	"	"	Good.
Kereta	4	4	Dairying	Fair	Fairly satisfactory	"
Epworth	2	1	Small-farming	Satisfactory ..	Satisfactory ..	"
Ashley Gorge	10	12	Dairying and grazing	"	"	"
Orakipaoa	27	20	Small-farming	"	"	"
Highbank	78	57	Mixed farming	Good	Very satisfactory	Very good.
Waiapi	15	14	"	Fair	Satisfactory ..	Good.
Rakitairi	22	18	"	Good	"	"
Otarakaro	7	7	Market-gardening ..	"	Good	Very good.
Wharenui	26	26	Workmen's homes ..	"	Very good ..	"
Albury	79	59	Mixed farming and dairying	"	"	"
Marawiti	13	13	Mixed farming	"	Satisfactory ..	Good.
Horsley Down	27	23	"	"	"	Very good.
Hekeao	16	13	"	"	"	Good.
Pawaho	25	24	Workmen's homes ..	"	"	"
Tamai	40	39	"	"	"	"
Waikakahi	191	153	Mixed farming	Very good ..	Very satisfactory	Very good.
Pareora No. 2	33	32	"	"	"	"
Punaroa	17	17	Mixed farming and dairying	Good	"	Good.
Rautawiri	6	6	Small-farming	"	Satisfactory ..	"
Papaka	9	9	Mixed farming	"	"	"
Takitu	5	5	Grazing	"	"	"
Lyndon No. 1	10	7	"	"	"	"
Kohika	17	14	Mixed farming	"	"	"
Raincliff	1	1	"	"	"	"
Tarawahi	24	23	Workmen's homes ..	"	"	"
Pubuka	8	6	"	Fairly good ..	"	Fairly good.
Kaimahi	12	11	Market-gardening ..	"	Very satisfactory	"
Kaputohe	9	8	Workmen's homes ..	Very slight ..	"	"
Kapuwai	5	5	Grazing	Fairly good ..	Satisfactory ..	Good.
Lyndon No. 2	10	7	"	"	"	Fairly good.
Maytown	12	11	Small-farming	Fair	"	Good.
Eccleston	4	4	Mixed farming	Good	"	"
Chamberlain	21	21	Mixed farming and grazing	Very good ..	Very satisfactory	Very good.
Mead	21	15	Mixed farming	Fairly good ..	Satisfactory ..	Good.
Annan	39	30	Mixed farming and grazing	Very good ..	"	Very good.
Rosewill	159	111	"	"	Very satisfactory	"
Isolated sections ..	10	4	Homestead sites and low-lying lands for high pastoral Crown lands			
	1,137	934				

SUMMARY of the SETTLEMENTS established upon ESTATES ACQUIRED and DEALT WITH up to the 31st March, 1905—continued.

Land District and Name of Settlement.	Selectors.	Residences.	Principal Purposes for which Holdings are utilised.	Progress during Year.	Present Position.	Prospects.
Otago—						
Pomahaka ..	25	16	Mixed farming and grazing	Indifferent ..	Unsatisfactory ..	Poor.
Teaneraki ..	23	18	Chiefly dairying	Fair ..	Fair ..	Fair.
Taharawai ..	8	8	Dairying	Satisfactory ..	Satisfactory ..	Good.
Maerewhenua ..	72	59	Mixed farming and grazing	Good.. ..	Flourishing ..	Excellent.
Puketapu ..	11	8	Chiefly dairying	"	Good ..	Good.
Ardgowan ..	65	53	Mixed farming, dairying, and grazing	Highly satisfactory	Prosperous ..	Excellent.
Makareao ..	31	18	Mixed farming and grazing	Good.. ..	Satisfactory ..	Good.
Makareao Extension	3	3	"	"	"	"
Momona ..	14	13	Chiefly dairying	Very satisfactory	Good ..	"
Tokarahi ..	79	46	Dairying and mixed farming	"	Prosperous ..	Very good.
Jane-field ..	20	19	"	Satisfactory ..	Good ..	Good.
Elderslie ..	33	24	Grazing and mixed farming	Excellent ..	Very prosperous..	Excellent.
Barnego ..	22	18	Dairying, mixed farming, and grazing	Fair ..	Fair ..	Good.
Earnsclough ..	12	8	Dairying, fruit-growing, &c.	"	"	"
Windsor Park ..	37	25	Dairying and mixed farming	Excellent ..	Prosperous ..	"
Windsor Park No. 2	10	7	"	"	"	"
Duncan ..	7	4	"	Fair ..	Fair ..	Fair.
St. Helens ..	3	3	Mixed farming	Good.. ..	"	Good.
	475	350				
Southland—						
Merrivale ..	48	41	Dairying, farming, and grazing	Fair ..	Good ..	"
Otahu ..	7	4	Farming and grazing ..	"	Satisfactory ..	Fair.
Beaumont ..	11	4	"	"	Unsatisfactory ..	Poor.
Ringway ..	6	7	Mixed farming	"	"	Doubtful.
Glenham ..	28	22	Dairying, farming, and grazing	"	"	"
Edendale ..	116	85	Ditto	Very good ..	Satisfactory ..	Good.
	216	163				
Totals ..	3,131	2,471				

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