

occupation. Applications are made from time to time to the Land Board for fragments of these isolated lands, but the cost of purchasing and forming roads thereto runs into a sum of money out of all proportion to the value of the land, and only in a few instances are the applications for permanent tenures granted. It would, in my opinion, be wise to extend to these lands the provisions of the regulations for the occupation of pastoral lands within mining districts, so as to permit of the area being taken up free from restrictions as to residence conditions.

LANDS OPENED FOR SALE OR SELECTION.

An area of 48,000 acres was opened for sale or selection during the year ending the 31st March, 1907. Of this area 47,000 acres was subject to the provisions of "The Bush and Swamp Crown Lands Settlement Act, 1903." Of the 48,000 acres referred to, 29,441 acres was offered for selection on lease in perpetuity, 18,359 acres was offered on the optional system, 190 acres was offered by public auction for cash, and 48 acres was offered on the village-homestead system. The localities of the optional lands are practically confined to that part of the land district outside of the boundaries of mining districts, and extend over the Gordon, Wai-iti, Motupiko, and Motueka Survey Districts, while the localities of the lands opened for selection on lease in perpetuity extend over the Central Buller and Maruia districts.

LAND TRANSACTIONS DURING THE YEAR.

The figures relating to the land transactions for the year ending the 31st March, 1907, are given in the following return :—

Summary of Land Transactions for Year ending the 31st March, 1907.

Tenure.	Transactions during the Year.		Area under Lease at 31st March, 1907.		Revenue received during the Year.
	Number.	Area.	Number.	Area.	
<i>Ordinary Crown Lands.</i>		A. R. P.		A. R. P.	£ s. d.
Cash	30	6,552 1 32	...	...	3,302 13 6
Deferred payment ... ..	...	...	91	6,970 2 8	536 14 3
Deferred payment made freehold	32	4,832 2 36	...	...	...
Perpetual lease ... ..	...	...	12	2,017 3 14	32 10 2
Occupation with right of purchase	5	1,664 2 0	191	37,851 1 30	601 13 3
Occupation with right of purchase made freehold	6	950 3 13	...	...	335 8 0
Lease in perpetuity	47	12,496 3 3	325	90,450 2 16	1,026 1 6
Mining districts land occupation lease	5	128 0 8	32	1,526 3 35	36 17 5
Small grazing-runs	1	4,167 0 0	7	12,723 0 0	73 17 6
Pastoral runs ... ..	...	...	2	165,829 0 0	330 0 0
Pastoral licenses within mining districts	10	1,175 0 0	22	3,615 0 0	90 14 7
Miscellaneous leases and licenses, including coal and timber royalties	125	21,584 0 30	626	168,906 1 29	3,218 5 9
Other sources ... ..	...	...	...	...	253 12 9
Totals	261	53,551 2 2	1,308	489,890 3 12	9,838 8 8
<i>Endowment Lands.</i>					
Lease in perpetuity	11	4,799 2 38	11	4,799 2 38	11 4 0
Village - homestead special settlements	...	...	20	100 3 7	19 14 3
Mining districts land occupation lease	1	20 0 0	80	1,517 2 11	94 19 3
Miscellaneous leases	14	2 1 33	326	5,483 0 19	907 16 3
Royalty on coal and timber ...	...	...	...	...	15,065 16 5
Grand totals	287	58,373 2 33	1,745	501,792 0 7	25,937 18 10

OBSERVATIONS ON THE TENURES.

Lands sold for Cash.—A total area of 8,033 acres 1 rood 7 perches was sold to thirty-six purchasers, the amount realised being £3,638 1s. 6d. Of the area quoted, 530 acres 2 perches was purchased by adjoining owners under section 114 of "The Land Act, 1892." Lands sold for cash are situated for the most part outside of the boundaries of mining districts. Of the areas sold, 6,011 acres 1 rood 27 perches was opened on the optional system, 530 acres and 2 perches without option, and 950 acres 3 roods 13 perches comprised an occupation with right of purchase made freehold.