

1908.
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 Hon. the MINISTER OF LANDS.
Sir,— Land for Settlements Department, 14th July, 1908.

I have the honour to report on the operations under “The Land for Settlements Consolidation Act, 1900,” for the year which ended on the 31st March, 1908.

During the year 129 estates (1,033,300 acres) were offered to the Government, forty-eight properties were inspected on the ground (353,000 acres), and the Board of Land Purchase Commissioners recommended the Government to purchase thirty-five, of an area of 294,521 acres.

Including estates agreed to be purchased the previous year, but not paid for till this year, the transactions completed amount to sixteen estates, of 126,867 acres, for which £565,727 17s. 11d. was paid, and £47,967 6s. 1d. was expended on roads, workers' dwellings, and other contingencies.

There were also seven estates, containing 74,043 acres, purchased for £334,597, which are to be paid for and opened for selection in the year 1908-9.

Rents, interest, and other revenue received during the year amount to £249,273 6s. 9d. The interest paid for the money obtained to make the purchases is £209,060 19s. 9d., giving a balance for the year of £40,212 7s. The credit balance in the account is now £317,400 (including £6,335 8s. recovered from the sale of reserves, &c.); and of this, £104,630 has been paid to the Public Trustee as a sinking fund.

The total area of land acquired and paid for to the 31st March, 1908, is 1,122,135 acres, for which £4,807,369 was paid; and £409,885 has been spent on roads and in preparation for settlement.

The capital value of the estates acquired is thus £5,217,254.

The area of land selected this year is 114,150 acres, by 420 tenants, and of this 92,985 acres were opened for selection for the first time during the year. The total area leased to the 31st March, 1908, to 4,292 tenants, is 979,094 acres. Of this, 679,410 acres are held under leases in perpetuity, 67,107 acres under renewable lease, and 232,577 under small-grazing-run leases and miscellaneous tenures.

The area opened and unlet at the 31st March is 115,184 acres, estimated to be worth a rental of £6,669, and there were 37,041 acres purchased and paid for but not ready for occupation.

Of the area selected, 308,507 acres are now in new grass, 68,975 in white crops, 48,621 in green crops, and 552,977 in native grass, bush, orchards, &c. The total number of sheep depastured is 854,472, cattle 58,167, horses 12,456, and pigs 8,160.

The number of tenants of workers' dwellings is now eighty-four, and the united holdings amount to 14 acres and 17 perches, which gives an average for each house of 27 perches. The assessed rent is £2,250 9s. 4d. per annum, about £27 a year each. Only one property (of 3½ acres, in Canterbury) was purchased for workers' dwellings during the year. There are at present 756 acres of land acquired for this purpose still available for the erection of houses. Of this, 532 acres are in Wellington, 213 acres in Auckland, 3 acres in Canterbury, and 8 acres in Otago. The formation of streets and the erection of twelve new buildings cost £2,467 1s. 8d. The house-rents received come to £2,228 14s.

During the past year the Board of Land Purchase Commissioners held twenty-three meetings, at which sixty-two estates were investigated, twenty being situated in the Auckland District, twelve in Wellington, one in Marlborough, two in Nelson, eight in Canterbury, ten in Otago, and one in Southland.

Negotiations are in progress for the purchase of other estates in Auckland, Hawke's Bay, Wellington, Nelson, Westland, Canterbury, and Otago.

A summary of the transactions is as follows :—

| | Number. | Acres. | Prime Cost. £ |
|---|------------|------------------|------------------|
| Estates purchased to 31st March, 1907 ... | 166 | 995,267 | 4,241,641 |
| Estates purchased during 1907-8... | 16 | 126,867 | 565,728 |
| | <u>182</u> | <u>1,122,134</u> | <u>4,807,369</u> |

| | | | |
|--|---|--------|---------|
| Acquired at 31st March, 1908, but not paid for nor prepared for selection ... | 7 | 74,043 | 334,597 |
|--|---|--------|---------|

The Land for Settlements Account at the 31st March stands as under :—

| Dr. | | | £ | Cr. | | | £ |
|----------------------|-----|-----|-------------------|---------------------|-----|-----|-------------------|
| Loans current | ... | ... | 5,496,547 | Purchase-money | ... | ... | 4,807,369 |
| Rents, &c., received | ... | ... | 1,433,552 | Incidental expenses | ... | ... | 409,885 |
| | | | | Interest | ... | ... | 1,116,152 |
| | | | | Sinking fund | ... | ... | 104,630 |
| | | | | Balance | ... | ... | 492,063 |
| | | | <u>£6,930,099</u> | | | | <u>£6,930,099</u> |

The usual tables are appended, including one furnished by the Under-Secretary for Lands, showing the condition of those estates already settled.

I have, &c.,

A. BARRON,

Land Purchase Inspector,

Chairman of the Board of Land Purchase Commissioners.

The Hon. Robert McNab, Minister of Lands.

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

TABLE A.—SUMMARY OF ALL LANDS OFFERED TO THE GOVERNMENT UNDER “THE LAND FOR SETTLEMENTS CONSOLIDATION ACT, 1900,” AND ITS AMENDMENTS, FROM 1st April, 1907, TO 31st March, 1908, AND HOW DEALT WITH.

| Land District. | Estates offered. | | | Recommended for Purchase. | | | Not recommended for Purchase. | | | Under Consideration by the Board on 31st March, 1908. | | | Withdrawn from Negotiations. | | |
|----------------|------------------|-----------|-------|---------------------------|---------|-------|-------------------------------|---------|-------|---|---------|-------|------------------------------|--------|-------|
| | No. | Area. | R. P. | No. | Area. | R. P. | No. | Area. | R. P. | No. | Area. | R. P. | No. | Area. | R. P. |
| Auckland .. | 35 | 252,592 | 1 33 | 11 | 103,732 | 0 18 | 15 | 123,718 | 3 39 | 7 | 17,416 | 1 16 | 2 | 7,725 | 0 0 |
| Hawke's Bay .. | 12 | 90,447 | 0 30 | 2 | 4,306 | 0 30 | 3 | 7,673 | 0 0 | 6 | 71,204 | 0 0 | 1 | 7,264 | 0 0 |
| Taranaki .. | 5 | 61,848 | 0 0 | .. | .. | .. | 4 | 57,754 | 0 0 | .. | .. | .. | 1 | 4,094 | 0 0 |
| Wellington .. | 33 | 344,936 | 3 39 | 5 | 40,996 | 0 0 | 21 | 174,402 | 0 27 | 6 | 115,338 | 3 12 | 1 | 14,200 | 0 0 |
| Marlborough .. | 3 | 80,300 | 0 0 | .. | .. | .. | 1 | 1,300 | 0 0 | 2 | 79,000 | 0 0 | .. | .. | .. |
| Nelson .. | 2 | 4,370 | 0 0 | 2 | 4,370 | 0 0 | .. | .. | .. | .. | .. | .. | .. | .. | .. |
| Canterbury .. | 18 | 68,530 | 0 19 | 5 | 47,664 | 3 31 | 11 | 9,044 | 0 28 | 2 | 11,821 | 0 0 | .. | .. | .. |
| Otago .. | 20 | 91,504 | 3 23 | 9 | 56,681 | 0 0 | 6 | 30,357 | 1 2 | 3 | 1,392 | 0 0 | 2 | 3,074 | 2 27 |
| Southland .. | 1 | 38,771 | 0 0 | 1 | 38,771 | 0 0 | .. | .. | .. | .. | .. | .. | .. | .. | .. |
| Totals .. | 129 | 1,033,300 | 2 30 | 35 | 236,521 | 0 39 | 61 | 404,249 | 2 16 | 26 | 296,172 | 0 28 | 7 | 36,357 | 2 27 |

TABLE B.—RETURN OF LANDS RECOMMENDED FOR PURCHASE BY THE BOARD OF LAND PURCHASE COMMISSIONERS UNDER THE ABOVE ACT FROM 1st April, 1907, TO 31st March, 1908.

| Land District and Estate. | Area recommended for Purchase. | | | Price per Acre asked by Vendor. | | | Price per Acre offered by Government. | | | Remarks. | | |
|---|--------------------------------|----|----|---------------------------------|----|----|---------------------------------------|----|----|--|--|--|
| | A. | R. | P. | £ | s. | d. | £ | s. | d. | | | |
| Auckland Land District— | 9,919 | 0 | 0 | 2 | 5 | 0 | 2 | 2 | 6 | Offer accepted and purchase completed. | | |
| Waimanu, near Awamutu (Jas. Grice) .. | 1,818 | 3 | 37 | 6 | 0 | 0 | 6 | 0 | 0 | Offer declined by owner. | | |
| Tautari, Aratitahi (Mason Bros.) .. | 1,961 | 1 | 18 | 3 | 10 | 0 | 3 | 0 | 0 | Offer accepted. | | |
| Rawiri, Coromandel (J. Lynch) .. | 2,142 | 0 | 0 | 4 | 0 | 0 | 3 | 10 | 0 | Purchase completed. | | |
| Selwyn (part), Lichfield (T. Freeman) .. | 0 | 3 | 24 | 233 | 6 | 8 | 222 | 4 | 5 | Offer declined by Government. | | |
| Mangawara (A. Wilkins) .. | 800 | 0 | 0 | 8 | 0 | 0 | .. | .. | .. | Deferred. | | |
| Nukutawhiti (Finlayson Bros.) .. | 12,163 | 0 | 0 | 0 | 17 | 6 | .. | .. | .. | Offer declined by owner. | | |
| Scarrotts, near Dargaville (Mrs. Walker) .. | 2,983 | 0 | 0 | 2 | 10 | 3 | 2 | 6 | 11 | Government. | | |
| Waotu, 10 miles from Lichfield (Bank of New Zealand) .. | 1,988 | 1 | 20 | 0 | 10 | 6 | .. | .. | .. | Offer declined by owner. | | |
| Marasetai, West Taupo (Bank of New Zealand) .. | 68,731 | 0 | 0 | 0 | 5 | 0 | .. | .. | .. | Offer accepted and purchase completed. | | |
| Rewi, near Hamilton (D. Moroney) .. | 1,719 | 1 | 39 | 9 | 0 | 0 | 8 | 5 | 0 | | | |
| Totals .. | 108,732 | 0 | 18 | 12 | 5 | 6 | 10 | 3 | 8 | Offer declined by owner. | | |
| Hawke's Bay Land District— | 4,222 | 0 | 0 | 21 | 0 | 0 | 21 | 0 | 0 | Purchase completed. | | |
| Te Wai, Nuhaka (T. Crosse) .. | 84 | 0 | 30 | .. | .. | .. | .. | .. | .. | | | |
| Te Mata (B. Chalmers) .. | 4,806 | 0 | 30 | .. | .. | .. | .. | .. | .. | | | |

TABLE B.—RETURN OF LANDS RECOMMENDED FOR PURCHASE by the BOARD of LAND PURCHASE COMMISSIONERS, ETC.—continued.

| Land District and Estate. | Area recommended for Purchase. | Price per Acre asked by Vendor. | Price per Acre offered by Government. | Remarks. |
|--|--------------------------------|---------------------------------|---------------------------------------|--|
| Wellington Land District— | | | | |
| Glencoe (Handyside and Roberts) | A. R. P. 20,110 0 0 | £ s. d. | £ s. d. | Owners declined to sell. |
| Akitio, near Pongaroa (Handyside and Roberts) | 16,555 0 0 | .. .. | .. .. | " |
| Makuri (Mrs. Moore) | 2,065 0 0 | .. .. | .. .. | " |
| Wairarapa Lake (J. Wilkinson) | 2,140 0 0 | 9 6 11 | .. .. | Offer declined by Government. |
| Highland Park, Wadestown (Rhodes Trustees) | 126 0 0 | 600 0 0 | .. .. | " |
| Nelson Land District— | | | | |
| Braeburn, Mangles Valley (Wilkie and Page) | 40,996 0 0 | 5 0 0 | 5 0 0 | Offer accepted by owners. |
| Crown lands added to Wangapeka | 2,721 0 0 1,649 0 0 | 0 6 0 | 0 6 0 | Area included in settlement. |
| Canterbury Land District— | | | | |
| Christchurch (Wilkinson and O'Brien) | 4,370 0 0 | 339 0 0 | 339 0 0 | Offer accepted and purchase completed. |
| Hakatarama, Lincoln College Runs (Board of Governors) | 3 8 15 20,628 0 0 | 0 12 6 | 0 11 0 | Purchase abandoned. |
| Culverden (Cracroft Wilson's Trustees) | 25,000 0 0 | 6 0 0 | 4 2 0 | Estate taken compulsorily. |
| Addington, Christchurch (J. Power and Co.) | 8 0 0 | .. .. | .. .. | Offer declined by Government. |
| Woolston, Christchurch (J. E. Garland) | 25 0 16 | 85 0 0 | .. .. | " |
| Otago Land District— | | | | |
| Meadowbank, Palmerston South (J. Withers) | 45,664 3 31 4,319 0 0 | 3 15 0 | 3 12 6 | Offer accepted by owners and purchase completed. |
| Balraddery, near Oamaru (John Reid) | 16,504 0 0 | 6 0 0 | .. .. | Recommendation declined by Government. |
| Ngapara, (H. Edwards) | 1,050 0 0 | 15 0 0 | .. .. | " |
| Tilverstone (Seth Smith) | 780 0 0 | 16 0 0 | .. .. | " |
| Brookstead (C. Nichols) | 1,519 0 0 | 13 0 0 | .. .. | " |
| Ngapara (J. Don) | 168 0 0 | 13 0 0 | .. .. | " |
| Mount Royal, Palmerston South (Douglas Trustees) | 1,440 0 0 | 9 10 0 | .. .. | Government declined to purchase. |
| Hillhampton, (James Allen) | 10,770 0 0 | 4 10 0 | .. .. | Withdrawn by owner. |
| Kauroo Hill, Oamaru (National Mortgage and Agency Company) | 1,028 0 0 | 9 10 0 | .. .. | Purchased by Government. |
| .. .. | 19,113 0 0 | 7 0 0 | 7 0 0 | " |
| Southland Land District— | | | | |
| Five Rivers, Lumsden (T. C. Ellis) | 56,681 0 0 38,771 0 0 | 3 0 0 | .. .. | Declined by Government. |

SUMMARY OF ESTATES DEALT WITH.

| | | | | | |
|--------------|----|----|----|----------------|-------------|
| Auckland | .. | .. | .. | A. | R. P. |
| Hawke's Bay | .. | .. | .. | 103,732 | 0 18 |
| Wellington | .. | .. | .. | 4,306 | 0 30 |
| Nelson | .. | .. | .. | 40,996 | 0 0 |
| Canterbury | .. | .. | .. | 4,370 | 0 0 |
| Otago | .. | .. | .. | 45,664 | 3 31 |
| Southland | .. | .. | .. | 56,681 | 0 0 |
| .. | .. | .. | .. | 38,771 | 0 0 |
| Total | .. | .. | .. | 294,521 | 0 39 |

TABLE C (PART I).—STATEMENT OF LANDS FINALLY ACQUIRED FOR SETTLEMENT between 1st April, 1907, and 31st March, 1908.

| Land District and Name of Settlement. | Area of each Estate. | | | Locality of Land. | Mode of Acquisition. | Quality of Land. | From whom acquired. | Price. | | |
|---------------------------------------|----------------------|----|----|-------------------------------|----------------------|-------------------------------|--------------------------------|---------|----|----|
| | A. | R. | P. | | | | | £. | s. | d. |
| Auckland Land District— | | | | | | | | | | |
| Manapouri .. | 2,620 | 2 | 5 | Near Tiran .. | By agreement.. | Light agricultural .. | Assets Realisation Board .. | 9,324 | 14 | 0 |
| Mangawhero .. | 4,982 | 3 | 37 | Near Matamata .. | " | " | " | 17,440 | 4 | 3 |
| Rewi .. | 1,719 | 2 | 0 | Near Taupiri .. | " | Drained swamp .. | D. Moroney .. | 14,000 | 0 | 0 |
| Tautari .. | 11,151 | 3 | 34 | Near Te Awamutu .. | " | Light agricultural .. | Wm. Gorrie and James Grice .. | 29,057 | 11 | 8 |
| Waikanae .. | 4,623 | 3 | 32 | Near Whakatane .. | Compulsorily .. | Agricultural and pastoral .. | Assets Realisation Board .. | 18,592 | 0 | 0 |
| Selwyn (part) .. | 0 | 3 | 24 | Lichfield .. | By agreement.. | Town .. | T. Freeman .. | 200 | 0 | 0 |
| | 25,099 | 3 | 2 | | | | | 88,614 | 9 | 11 |
| Hawke's Bay Land District— | | | | | | | | | | |
| Kanakanaia .. | 5,236 | 0 | 0 | Near Gisborne .. | By agreement.. | Agricultural and pastoral .. | Assets Company .. | 44,904 | 1 | 2 |
| Mangatahi .. | 12,891 | 1 | 37 | Near Hastings .. | " | " | Smith Bros. .. | 79,284 | 0 | 0 |
| Raumati .. | 4,116 | 3 | 0 | Near Dannevirke .. | " | " | Mrs. Rathbone .. | 37,971 | 10 | 0 |
| Te Arai .. | 10,773 | 3 | 19 | Near Gisborne .. | Compulsorily .. | Good pastoral .. | Hon. G. R. Johnston .. | 113,949 | 0 | 0 |
| Te Mata .. | 83 | 2 | 10 | Near Hastings .. | By agreement.. | Suitable for fruit-growing .. | B. Chambers .. | 1,712 | 19 | 4 |
| | 32,561 | 2 | 26 | | | | | 277,821 | 10 | 6 |
| Wellington Land District— | | | | | | | | | | |
| Dyer (part) .. | 8 | 1 | 17 | Martinborough .. | " | (Obtained for road access) | Trustee of J. Joseph .. | 122 | 5 | 6 |
| Wilford (part) .. | " | " | " | Lower Hutt .. | " | (Balance of purchase-money) | Mudgeway Estate Company .. | 36 | 0 | 0 |
| | 8 | 1 | 17 | | | | | 158 | 5 | 6 |
| Nelson Land District— | | | | | | | | | | |
| Wangapeka .. | 6,235 | 3 | 10 | Sherry River, near Tadmor .. | " | Agricultural and pastoral .. | J. Tinline .. | 16,247 | 2 | 0 |
| Canterbury Land District— | | | | | | | | | | |
| Walker .. | 3 | 3 | 9 | Christchurch .. | " | (For workers' homes) .. | Wilkinson & O'Brien .. | 1,290 | 0 | 0 |
| Otago Land District— | | | | | | | | | | |
| Airedale .. | 2,793 | 3 | 14 | Papakaio, near Oamaru .. | " | Agricultural and pastoral .. | Hunter, Cameron, and others .. | 27,398 | 13 | 6 |
| Otekaieke .. | 50,217 | 3 | 20 | On Waitaki River .. | " | " | Robert Campbell and Sons .. | 97,359 | 10 | 9 |
| Plunket .. | 6,136 | 0 | 0 | Near Oamaru .. | " | Agricultural .. | Hon. R. Oliver .. | 39,916 | 18 | 5 |
| Taumatapu .. | 3,699 | 3 | 22 | Ashley Downs, near Clinton .. | " | Light agricultural .. | John Gibson .. | 16,649 | 9 | 10 |
| | 62,847 | 2 | 16 | | | | | 181,324 | 12 | 6 |
| Southland Land District— | | | | | | | | | | |
| Glenham (part) .. | " | " | " | " | " | (Compensation for roads) | J. Anderson .. | 46 | 17 | 6 |
| Merrivale (part) .. | 11 | 0 | 0 | " | " | (Road deviation) .. | T. C. Ellis .. | 225 | 0 | 0 |
| | 11 | 0 | 0 | | | | | 271 | 17 | 6 |

| SUMMARY. | | | Area. | | | Price. | | |
|-------------|----|----|---------|----|----|---------|----|----|
| A. | R. | P. | A. | R. | P. | £. | s. | d. |
| Auckland | | | 25,099 | 3 | 2 | 88,614 | 9 | 11 |
| Hawke's Bay | | | 32,661 | 2 | 26 | 277,821 | 10 | 6 |
| Wellington | | | 8 | 1 | 17 | 158 | 5 | 6 |
| Nelson | | | 6,235 | 3 | 10 | 16,247 | 2 | 0 |
| Canterbury | | | 3 | 3 | 9 | 1,290 | 0 | 0 |
| Otago | | | 62,847 | 2 | 16 | 181,324 | 12 | 6 |
| Southland | | | 11 | 0 | 0 | 271 | 17 | 6 |
| Totals | | | 126,867 | 1 | 29 | 565,727 | 17 | 11 |

* Payment for freehold only.

TABLE C (PART II).—ESTATES ACQUIRED BUT NOT PAID FOR at 31st March, 1908.

| Land District and Name of Settlement. | Acres. | Locality. | Mode of Acquisition. | Quality of Land. | From whom acquired. | Price. |
|---|-----------------------|--|----------------------|---|---|---------------------|
| Auckland Land District— Rawiri .. Kerr's .. | Acres. 2,143 68 | Adjoins Coromandel .. Tauranga.. .. | By agreement.. " | Agricultural and pastoral .. Agricultural .. | J. Lynch .. H. Kerr .. | £ 7,500 1,100 |
| | 2,211 | | | | | |
| | 5,178 | Near Carterton .. | Compulsorily .. | Agricultural and pastoral .. | W. H. Booth .. | 39,155 |
| Wellington Land District— Carrington .. | | | | | | |
| Nelson Land District— Braeburn .. | 18,063 | In Mangies Valley .. | By agreement.. | " | Wilkie and Page .. | 17,502 |
| | 25,164 | North Canterbury .. | Compulsorily .. | " | Stevens & McDonald* | 120,000 |
| Canterbury Land District— Gulverden .. | | | | | | |
| Otago Land District— Meadowbank .. Kauroo Hill .. | 4,314 19,118 | Palmerston South.. Maheno .. | By agreement.. " | Agricultural .. " | John Wither .. Teschemaker's Es- tate | 15,540 133,800 |
| | 23,427 | | | | | |

* Trustees, Oracroft Wilson Estate.

| | Acres. | £ |
|------------|--------|---------|
| SUMMARY. | | |
| Auckland | 2,211 | 8,600 |
| Wellington | 5,178 | 39,155 |
| Nelson | 18,063 | 17,502 |
| Canterbury | 25,164 | 120,000 |
| Otago | 23,427 | 149,340 |
| Totals | 74,043 | 334,597 |

TABLE C (PART III).—SUMMARY OF ESTATES ACQUIRED UP TO 31st MARCH, 1908.

| Name of Land District. | Number of Estates acquired before 31st March, 1907. | Areas acquired before 31st March, 1907. | Number of Estates acquired from 1st April, 1907, to 31st March, 1908. | Areas acquired from 1st April, 1907, to 31st March, 1908. | Total Numbers of Estates to 31st March, 1908. | Total Area to 31st March, 1908. | Purchase-money. | Incidental Expenses, Roads, Preliminaries, &c. |
|------------------------|---|---|---|---|---|---------------------------------|-----------------|--|
| | | A. B. P. | | A. B. P. | | A. B. P. | £ | £ |
| Auckland | 22 | 252,010 3 34 | 5 | 25,099 3 2 | 27 | 277,110 2 86 | 449,053 | 78,430 |
| Hawke's Bay | 17 | 131,772 2 18 | 5 | 32,661 2 26 | 22 | 164,434 1 4 | 1,084,956 | 64,084 |
| Taranaki | 4 | 4,609 0 8 | .. | .. | 4 | 4,609 0 8 | 79,363 | 5,973 |
| Wellington | 25 | 55,637 3 17 | .. | 8 1 17 | 25 | 55,646 0 34 | 434,319 | 53,092 |
| Marlborough | 9 | 113,749 2 21 | .. | .. | 9 | 113,749 2 21 | 364,946 | 44,087 |
| Nelson | .. | .. | 1 | 6,235 3 10 | 1 | 6,235 3 10 | 16,247 | 576 |
| Westland | 2 | 5,124 3 26 | .. | .. | 2 | 5,124 3 26 | 8,343 | 2,787 |
| Canterbury | 58 | 261,998 3 9 | 1 | 3 3 9 | 59 | 262,002 2 18 | 1,429,937 | 69,915 |
| Otago | 23 | 116,200 1 32 | 4 | 62,847 0 5 | 27 | 179,048 1 37 | 798,637 | 77,725 |
| Southland | 6 | 54,162 3 37 | .. | 11 0 0 | 6 | 54,173 3 37 | 191,568 | 18,266 |
| Totals | 166 | 995,267 1 2 | 16 | 126,867 1 29 | 182 | 1,122,134 2 31 | 4,807,369 | 409,885 |

REPORT on the CONDITION and SETTLEMENT of Estates acquired and dealt with under the Provisions of the Land for Settlements Acts, up to the 31st March, 1908.

| Land District and Name of Settlement. | Selectors. | Residences. | Principal Purpose for which Holdings are utilised. | Progress during Year. | Present Position. | Prospects. |
|---|------------|-------------|--|-----------------------|-------------------|---------------|
| Auckland— | | | | | | |
| Opouriao .. | 93 | 77 | Dairying | Excellent | Very satisfactory | Very best. |
| Okauia .. | 8 | 7 | General farming .. | Nil | Not satisfactory | Gloomy. |
| Rangiatea .. | 20 | 18 | Dairying | Moderate | Satisfactory | Fair. |
| Karapiro .. | 18 | 11 | " | " | " | " |
| Fencourt .. | 37 | 33 | " | Good | Very satisfactory | Very best. |
| Whitehall .. | 11 | 10 | " | Moderate | Satisfactory | Fair. |
| Bickerstaffe .. | 33 | 24 | Cattle raising .. | Fair | " | " |
| Matamata .. | 181 | 138 | Dairying | Good | Very satisfactory | Bright. |
| Selwyn .. | 82 | 37 | Mixed farming .. | Moderate | Satisfactory | Fair. |
| Mangapouri .. | 10 | 6 | Dairying | Good | " | Bright. |
| Mangawhero .. | 17* | 15 | " | " | " | " |
| Waimana† | 24 | .. | " | .. | .. | .. |
| Teasdale† | 33 | .. | " | .. | .. | .. |
| Rewi† | .. | .. | " | .. | .. | .. |
| Craddock .. | 9 | 9 | " | .. | .. | .. |
| Hetana .. | 30 | 22 | " | .. | .. | .. |
| Kitchener .. | 11 | 10 | Hamlets for Workmen's homes | Moderate to good | Satisfactory | Hopeful |
| Methuen .. | 28 | 22 | | | | |
| Plumer .. | 16 | 16 | | | | |
| Waari .. | 8 | 7 | Workers' dwellings | .. | Occupied | .. |
| Ellerslie .. | 19 | 19 | | | | |
| Otahuhu .. | 5 | 5 | " | .. | " | .. |
| | 693 | 486 | | | | |
| Lawry, Eccleston, Carroll, Cadman, and Prescott, purchased for workers' dwellings, have not yet been opened for settlement. | | | | | | |
| Hawke's Bay— | | | | | | |
| Raureka .. | 19 | 18 | Agricultural, dairying, and fruit-culture | Very fair | Prosperous | Good. |
| Elsthorpe .. | 47 | 27 | Pastoral | " | " | " |
| Waimarie .. | 18 | 16 | Agricultural | " | " | " |
| Pouparae .. | 9 | 9 | " | " | " | " |
| Tomoana .. | 13 | 12 | Agricultural, dairying, and fruit-culture | " | " | " |
| Mahora .. | 34 | 32 | Ditto | Very good | " | " |
| Willows .. | 22 | 14 | Agricultural | Very fair | " | " |
| Hatuma .. | 62 | 59 | Agricultural and pastoral | Very good | " | " |
| Manga-a-toro .. | 26 | 25 | Pastoral | Very fair | " | " |
| Kumeroa .. | 15 | 14 | Pastoral and dairying | " | " | " |
| Argyle .. | 62 | 60 | Agricultural and pastoral | Very good | " | " |
| Wigan .. | 17 | 14 | Pastoral | " | " | " |
| Lindsay .. | 66 | 61 | Agricultural and pastoral | " | " | " |
| Mangatahi .. | 23 | 20 | Pastoral | Very fair | " | " |
| Forest Gate .. | 29 | 25 | Agricultural and pastoral | " | " | " |
| Te Mata† | 8 | .. | " | .. | .. | .. |
| Pourerere† | 5 | .. | " | .. | .. | .. |
| Raumati† | 20 | .. | " | .. | .. | .. |
| Kanakanae† | 7 | .. | " | .. | .. | .. |
| Te Arai† | 51 | .. | " | .. | .. | .. |
| | 553 | 406 | | | | |
| Taranaki— | | | | | | |
| Tokaora .. | 13 | 14 | Dairying | Good | Satisfactory | Good. |
| Spotawood .. | 8 | 8 | Workmen's homes | Not good | Not satisfactory | Not promising |
| Clandon .. | 6 | 5 | Dairying | Good | Satisfactory | Good. |
| Huinga .. | 9 | 8 | " | " | " | " |
| | 36 | 35 | | | | |
| Wellington— | | | | | | |
| Paparangi .. | 37 | 36 | Residential sites, dairying, &c. | Good | Prosperous | Very good. |
| Ohakea .. | 15 | 15 | Dairying | Very good | " | " |
| Te Matua .. | 13 | 12 | " | " | " | " |
| Aorangi .. | 37 | 40 | Dairying and residential purposes | " | Very prosperous | Excellent. |
| Langdale .. | 31 | 23 | Grazing and cropping | " | " | " |
| Mangawhata .. | 7 | 8 | Dairying | Good | Very satisfactory | Good. |
| Epuni Hamlet .. | 42 | 42 | Residential sites, market gardening, &c. | Fair | Satisfactory | Fair. |
| Maungaraki .. | 20 | 18 | Ditto | " | " | " |
| Linton .. | 5 | 5 | Dairying | Good | Very satisfactory | Very good. |
| Longbush .. | 8 | 6 | Grazing | " | Very prosperous | Excellent. |
| Tablelands .. | 10 | 9 | " | " | " | " |
| Normandale .. | 31 | 27 | Residential, poultry farming, &c. | Fair | Satisfactory | Fair. |
| Tawaha .. | 24 | 20 | Grazing and cropping | Indifferent | Uncertain | Uncertain. |
| Hikawera .. | 5 | 3 | Grazing | Good | Prosperous | Very good. |
| Mahupuku .. | 10 | 5 | " | " | " | " |
| Dyer .. | 35 | 33 | Grazing and cropping | " | " | " |
| Heretaunga .. | 25 | 25 | Workers' dwellings | .. | Occupied | .. |
| | 355 | 327 | | | | |

Hawtrey, Waddington, Halworthy, Holl-Jones, Melling, Wilford, Pitt, and Loughnan, purchased for workers' dwellings, have not been opened for selection.

* Includes 5 selectors who also selected land in Selwyn Settlement.

† New settlements not reported on.

‡ No inspection

of these settlements.

REPORT on the CONDITION and SETTLEMENT of Estates acquired and dealt with up to the 31st March, 1908—continued.

| Land District and Name of Settlement. | Selectors. | Residences. | Principal Purpose for which Holdings are utilised. | Progress during Year. | Present Position. | Prospects. |
|---------------------------------------|------------|-------------|--|-----------------------|---------------------|-------------------|
| Nelson— Wangapeka .. | 14 | 10 | Agricultural and pastoral .. | Very good | Good .. | Very encouraging. |
| | 14 | 10 | | | | |
| Marlborough— Blind River .. | 19 | 12 | Sheep - farming and grain-growing | Good .. | Satisfactory .. | Improved. |
| Omaka .. | 13 | 10 | Ditto .. | Fair .. | " .. | Fairly good. |
| Pubipuhi .. | 2 | .. | Grazing .. | Good .. | Good .. | Good. |
| Starborough .. | 196 | 100 | Sheep - farming and grain-growing | Fair .. | Satisfactory .. | " |
| Richmond Brook | 11 | 10 | Ditto .. | " .. | Very satisfactory | Decidedly good. |
| Waipapa .. | 4 | 4 | Grazing .. | Good .. | Satisfactory .. | Good. |
| North Bank .. | 8 | 6 | " .. | Reasonable | Improving .. | Moderate. |
| Rainford .. | 11 | 9 | Dairying .. | Fair .. | Fairly satisfactory | Decidedly good. |
| Flaxbourne .. | 131 | 84 | Sheep - farming and grain-growing | Good .. | Trying, but hopeful | Moderate. |
| | 395 | 235 | | | | |
| Westland— Poerua .. | 20 | 14 | Grazing for dairy cows for butter-factory; fattening sheep and cattle for local market | Good .. | Prosperous .. | Good. |
| Kokatahi .. | 8 | 7 | Ditto .. | " .. | " .. | " |
| | 28 | 21 | | | | |
| Canterbury— Pareora (No. 1) .. | 28 | 24 | Small farming and dairying | Well maintained | Satisfactory .. | Good. |
| Studholme Junct. | 4 | 2 | " | Ditto .. | " .. | " |
| Kapua .. | 12 | 12 | " | " .. | " .. | " |
| Rosebrook .. | 14 | 13 | " | " .. | " .. | " |
| Otaio .. | 9 | 8 | " | " .. | " .. | " |
| The Peaks | 12 | 1 | Mixed farming .. | " .. | Good .. | Fair. |
| Roimata .. | 27 | 25 | Residential and market gardening | " .. | " .. | Good. |
| Patoa .. | 4 | 2 | Grazing .. | " .. | " .. | Fair. |
| Braco .. | 14 | 14 | Residential and market gardening | " .. | " .. | Good. |
| Epworth .. | 2 | 1 | Small farm .. | " .. | " .. | " |
| Ashley Gorge .. | 10 | 12 | Partly pastoral; partly dairying | " .. | " .. | " |
| Kereta .. | 4 | 3 | Dairying .. | " .. | " .. | " |
| Orakipaoa .. | 27 | 20 | Small farming .. | " .. | " .. | " |
| Highbank .. | 76 | 59 | Mixed farming and dairying | Good .. | Very good | Very good. |
| Rakitairi .. | 22 | 17 | " .. | " .. | " .. | " |
| Waiahi .. | 15 | 14 | " .. | " .. | " .. | " |
| Otarakaro .. | 7 | 7 | Residential and market gardening | " .. | Good .. | Good. |
| Wharenui .. | 26 | 26 | Workmen's homes | " .. | Very good | " |
| Albury .. | 75 | 59 | Mixed farming .. | " .. | " .. | Very good. |
| Marawiti .. | 13 | 12 | " .. | " .. | " .. | " |
| Horsley Down .. | 26 | 25 | " .. | " .. | " .. | " |
| Hekeao .. | 15 | 13 | " .. | " .. | " .. | " |
| Pawaho .. | 25 | 24 | Workmen's homes | " .. | Good .. | Good. |
| Waikakahi .. | 184 | 157 | Partly pastoral; partly mixed farming | Very good | Excellent | Very good. |
| Tamai .. | 40 | 40 | Workmen's homes | Good .. | Good .. | Good. |
| Takitu .. | 5 | 5 | Pastoral .. | Very good | Very good | Very good. |
| Pareora (No. 2) .. | 32 | 32 | Mixed farming and dairying | " .. | Excellent | " |
| Rautawiri .. | 6 | 6 | Small farming .. | Good .. | Good .. | Good. |
| Papaka .. | 9 | 9 | Mixed farming .. | " .. | Very good | " |
| Punaroa .. | 17 | 17 | Mixed farming and dairying | Very good | " .. | Very good. |
| Lyndon (No. 1) .. | 8 | 9 | Principally pastoral | Good .. | Good .. | Good. |
| Kohika .. | 15 | 15 | Mixed farming and dairying | Very good | Very good | Very good. |
| Tarawahi .. | 24 | 24 | Workmen's homes | Good .. | Good .. | Good. |
| Raincliff .. | 1 | 1 | Principally pastoral | " .. | " .. | " |
| Puhuka .. | 10 | 10 | Workmen's homes | " .. | " .. | " |
| Kaimahi .. | 12 | 11 | Market gardening .. | " .. | Fairly good | Improving. |
| Kaputahe .. | 12 | 11 | Workmen's homes | " .. | " .. | " |
| Rapuwai .. | 5 | 5 | Principally pastoral | " .. | Good .. | Good. |
| Lyndon (No. 2) .. | 9 | 9 | " .. | " .. | " .. | " |
| Maytown .. | 11 | 11 | Small farming and dairying | " .. | " .. | " |
| Eccleston .. | 4 | 4 | Mixed farming .. | " .. | " .. | " |
| Mead .. | 21 | 19 | " .. | " .. | " .. | " |
| Chamberlain .. | 20 | 23 | Partly pastoral, partly mixed farming | Very good | Very good | Very good. |
| Annan .. | 43 | 40 | Ditto .. | " .. | " .. | " |
| Rosewill .. | 154 | 145 | Mixed farming .. | " .. | " .. | " |

REPORT on the CONDITION and SETTLEMENT of Estates acquired and dealt with up to the 31st March, 1908—*continued.*

| Land District and Name of Settlement. | Selectors. | Residences. | Principal Purpose for which Holdings are utilised. | Progress during Year. | Present Position. | Prospects. |
|---------------------------------------|------------|-------------|--|-----------------------|--------------------------|-------------------------|
| Canterbury—<i>contd.</i> | | | | | | |
| Morice .. | 29 | 29 | Dairying and grass-seeding .. | Fair .. | Fairly good .. | Fair. |
| Kinloch .. | 30 | 24 | Grazing .. | " .. | " .. | " .. |
| Mills .. | 21 | 21 | Dairying and small farming | " .. | Good .. | Good. |
| Walker .. | .. | .. | Workers' dwellings | .. | Not opened for selection | .. |
| Homestead-sites, &c. | 47 | 4 | .. | .. | .. | .. |
| | 1,236 | 1,074 | | | | |
| Otago— | | | | | | |
| Pomahaka Downs | 38 | 14 | Grazing and cropping .. | Very fair | Good .. | Good. |
| Te Aneraki .. | 22 | 15 | Dairy-farming .. | Fair .. | Fair .. | Fair. |
| Tahawai .. | 8 | 8 | " .. | Good .. | Good .. | Good. |
| Maerewhenua .. | 74 | 58 | Mixed farming .. | " .. | " .. | " .. |
| Puketapu .. | 11 | 10 | Dairy-farming .. | " .. | " .. | " .. |
| Ardgowan .. | 66 | 50 | Mixed and dairy farming .. | " .. | " .. | " .. |
| Makareao .. | 34 | 23 | " .. | " .. | " .. | " .. |
| Momona .. | 14 | 13 | Dairying .. | Very good | Sound.. | Very good. |
| Tokarahi .. | 79 | 46 | Mixed farming .. | Good .. | Good .. | Good. |
| Janefield .. | 21 | 19 | Chiefly growing roots and vegetables | " .. | Sound.. | " .. |
| Elderslie .. | 34 | 24 | Mixed farming .. | " .. | Good .. | " .. |
| Barneo .. | 24 | 16 | " .. | " .. | Sound.. | " .. |
| Earnsclough .. | 13 | 8 | Fruit-growing .. | Very fair | Doubtful | Fair. |
| Windsor Park No. 1 | 37 | 23 | Mixed and dairy farming .. | Good .. | Good .. | Good. |
| Windsor Park No. 2 | 10 | 8 | Mixed farming .. | " .. | " .. | " .. |
| Duncan.. | 7 | 4 | Mixed and dairy farming .. | Poor .. | Unsatisfactory.. | Not at all encouraging. |
| St. Helen's .. | 3 | 3 | Mixed farming .. | Fair .. | Fair .. | Fair. |
| Greenfield .. | 41 | 40 | " .. | Good .. | Satisfactory .. | Good. |
| Steward .. | 47 | 41 | Mixed farming and wool-growing | " .. | Good .. | " .. |
| Plunket.. | 18 | 14 | Mixed and dairy farming .. | " .. | " .. | " .. |
| Totara .. | 27 | 25 | " .. | " .. | " .. | " .. |
| Kurow .. | 13 | 12 | Dairy-farming .. | " .. | " .. | " .. |
| Airedale .. | 12 | 11 | Mixed and dairy farming .. | " .. | " .. | " .. |
| Otekaiki .. | 57 | .. | Mixed farming .. | .. | " .. | " .. |
| Taumata .. | 9 | .. | Mixed and dairy farming .. | .. | " .. | " .. |
| Windle .. | 18 | 18 | Workers' dwellings | .. | Occupied | .. |
| | 727 | 503 | | | | |
| Southland— | | | | | | |
| Merrivale .. | 49 | 40 | Dairying and stock-raising .. | Very good | Very good .. | Very encouraging. |
| Otago .. | 6 | 5 | Farming and grazing .. | Fair .. | Satisfactory .. | Encouraging. |
| Beaumont .. | 12 | 7 | " .. | " .. | " .. | " .. |
| Ringway .. | 8 | 8 | Mixed farming and grazing.. | " .. | " .. | Fair. |
| Glenham .. | 33 | 28 | Dairying, farming, and grazing | Good .. | Fair .. | Encouraging. |
| Edendale .. | 139 | 119 | " .. | Very good | Very good .. | Excellent. |
| | 247 | 207 | | | | |
| Grand total .. | 4,284 | 3,304 | | | | |

Approximate Cost of Paper.—Preparation, not given; printing (1,650 copies), £11 14s.

By Authority : JOHN MACKAY, Government Printer, Wellington.—1908.

Price 6d.]