

River Scenery in New Zealand.

New Zealand

Its Resources and Prospects

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decorative feature

Chapter I. Discovery and Settlement.

A Maori Chief.

THE mild winter of New Zealand, and the first of the genial spring months there, in the year 1769, had passed, when Captain James Cook, in command of the old collier barque *Endeavour*, was beating to windward off the coast of the North Island. He had left Tahiti in search of the mainland, the great *terra australis incognita*, which was believed by the philosophers of the day to exist somewhere in the southern hemisphere, as a counterpoise to the vast expanse of water in the Indian and Pacific Oceans. On 6th October he sighted land, 'Young Nick's Head,' so named from the boy, Nicholas Young, who first descried it from the mast-head; but failed to enter into friendly communication with the Indians, as he called the natives, all coloured races being then so designated. New Zealand was inhabited by numerous tawny-coloured tribes, each having its peculiar name, their own generic name for the whole race being Maoris. They had a tradition that they originally came from the Sandwich Islands. They were a handsome, muscular race, bold, intelligent, and warlike, the tribes spending their time in constant hand-to-hand battles among themselves for the mastery, which usually ended in the vanquished being killed, roasted, and eaten by the victors. They used with deadly effect the *mere*, a short and heavy hand-weapon, formed with much toil out of some hard and compact stone. Those made of semi-translucent green-stone (nephrite) were highly prized, and took the place of a sceptre or mace among the chiefs as a badge of authority. They possessed large war-canoes, excavated with infinite labour out of the solid trunks of large trees. The high projecting stems of these rude vessels were richly carved in spiral designs, after the manner of their tattooing. A party of them in their canoes had the audacity to attack the boats of the *Endeavour*, when they were fired upon, and several of them lost their lives. Every attempt at conciliation failed, and Captain Cook stood away to the south without obtaining the supplies he desired, for which reason he named the place 'Poverty Bay.' It is now well known as a productive district with a thriving township named Gisborne. In prosecuting the remainder of his voyage, he discovered Cook's Strait, which separates the North from the South Island, and he made a partial survey of the coast of the latter island. On 30th January 1770, at the inlet which he named Queen Charlotte's Sound, he took formal possession of the country for the use of his sovereign, King George III.

To Captain Cook belongs the honour of first determining the insular character of New Zealand. Tasman, a Dutch navigator, who had seen the land in 1642, when three of his men were killed by the natives in Massacre

Bay, Nelson, never landed. He named the country Staaten Land, in honour of the States-General of Holland, in the belief that it was part of the great southern continent. The name was changed to Nova Zealandia the following year, Zealand being at the time the principal maritime state of the Dutch. No ship, so far as is known, visited the country between Tasman's discovery and Cook's first voyage in 1769. Cook, four years after in a second voyage made a more careful survey, and put a few pigs on shore, which became speedily acclimatised. Their descendants in the mountainous back-country still afford good sport to the hunter, and their curved tusks are kept as a trophy. The wild boars are usually known by the name 'Captain Cooks.' There was a singular dearth of land-animals at that time in the islands. The fine rivers with which this well-watered country abounds were almost destitute of fish, excepting eels, a favourite food of the Maoris. Birds were numerous, some of them peculiar in their nature, such as the wingless Kiwi, and the Kakapo or ground parrot, both of which are nocturnal in their habits. The remains of the Moa, a gigantic bird, computed to be fourteen feet in height, which have been found in various places, occasionally with skin and feathers attached, lead to the inference that these huge creatures roamed about in the uninhabited interior at a comparatively recent period. The total absence of snakes and venomous reptiles, and the scanty fauna, have raised a presumption that the islands never formed a part of the Australian continent, from which they are 1200 miles distant, and separated by very deep water. The reports of the fierceness and cruelty of the natives, who had massacred several defenceless crews of merchant vessels approaching their coasts, effectually prevented any constant efforts to trade with them, and for many years after Captain Cook's discovery there was no attempt at settlement. The South Sea whalers used to land and refit at a few places, and the Wesleyan body made a praiseworthy effort in the way of missionary enterprise; but the British government steadily refused to have anything to do with a country of such bad repute, now one of the richest jewels of the colonial crown.

Matters continued in this condition until the early part of the reign of Queen Victoria, when a company, who had faith in the climate and resources of the islands, was formed in London for the purpose of colonising them. The British government was accordingly induced, by strong pressure, to take steps to secure the formal possession of New Zealand; and in January 1840, Captain Hobson was authorised to hoist the British flag, and to maintain law and order, first as lieutenant-governor, under the governor of New South Wales, and in May 1841, at Auckland, as governor of New Zealand and its dependencies as a separate colony. The South Island was still neglected, but the governor incidentally learning that the crew of a French frigate in New Zealand waters had orders to take possession, anticipated them by a few hours, and displayed the royal standard at Cloudy Bay on 17th June 1840. The French had fixed upon Akaroa, a fine land-locked harbour in the Canterbury district. Several of the intending French settlers afterward landed there, and remained under the British sovereignty. Their families are still in the district, and loads of peaches and other fruit are grown yearly, and sent to the towns in the colony for preserving and ordinary use.

The seat of government having been fixed at Auckland, the New Zealand Company established settlements at Wellington, Nelson, and Taranaki in Cook's Strait. Afterwards, in 1848, under the auspices of the Free Kirk of Scotland, the province of Otago was founded, and then the settlement of Canterbury, as a Church of England community, was formed in 1850. The great length and narrowness of the islands, extending more than a thousand miles from north to south, precluded the colonisation of the country from any one centre. Inland communication in the North Island was also impracticable on account of its being in many parts densely wooded, and also being inhabited by numerous tribes of Maoris, generally more hostile than friendly. Numerous rapid rivers, unbridged, offered likewise a serious obstacle. The process of settlement in other colonies has been quite different. In Australia their growth has been manifested in the development of one large city, usually the seat of government. Thus Sydney became the great centre of life and commerce for New South Wales, and Melbourne for Victoria. The history of these towns is the history of their respective colonies. A large government expenditure in early days was the means of fostering the colonial capitals in their infancy. In New Zealand, with the exception of Auckland, the settlers had to rely on themselves in their little communities scattered widely apart, and hence a cluster of small independent settlements was the result; their prosperity based on their own exertions, without the adventitious aid of any foreign or transitory element. The isolation of these communities led them to examine very narrowly into their own political affairs, and in Otago an outcry, almost amounting to disaffection, was raised among the settlers against the public revenue being all carried away to the north and spent there, to their loss as they thought. The chairman of the public meeting called to take the matter into consideration, said: 'If the money had gone, a memorial should be sent after it; and the war-cry of "Send back the money" should ring till it reached the ears of parliament.' The Imperial Parliament considered it expedient to give these turbulent little states their own way, and conferred the right of self-government upon them by the Constitution Act in 1852 (15 and 16 Vict., c. 72). The General Assembly and Provincial Councils were accordingly established in 1853, only three years after Canterbury was founded. The outlying portions of the colony have thus been trained to self-reliance, and to manage their own affairs from the very beginning of their existence. Each province was so far rendered independent, under the lead of an

elected superintendent, assisted by an elected provincial council. Each of these bodies assumed the airs of responsible government. The superintendent gave his speech from the throne, and then vanished to his chamber, leaving the presidency of the council to its speaker. There was a provincial government and an opposition, involving the usual struggles of the ins and outs for possession of the loaves and fishes. Excepting the administration of justice, the post-office, the dealing with the natives, and the collection of customs-duties, almost every function of government was in the hands of the provinces. In addition to the land revenue, they had a large portion of the customs returned to them, from which they had to defray the expense of the departments of the general government within their bounds. All the officials looked up to the superintendent and his executive as the controllers of their destinies, and provincial-its obtained very great local power. This system led to the anomaly of six petty parliaments governing the country, each passing its own laws; and it often happened that an enactment which was law in Otago, was of no effect in Canterbury. Among the earliest public buildings were those erected by the provincial governments for their own accommodation. In conformity with the ideas of the founders of Canterbury, who named each of the streets of their capital, Christchurch, after an English diocese, their government building was an effective Gothic structure, the Provincial Hall having a decided ecclesiastical character.

In the same way each of the provinces had its own land-laws, leading in the case of Nelson to the absorption of its acres at an almost nominal rate, whilst Canterbury carried out Wakefield's scheme by charging £2 per acre, and Otago's land was never four years without a change in the law. In the early days of these governing bodies, although political contests were sometimes very keen to determine who should get hold of the reins, it often happened that the habits of the legislators were rather primitive in their nature.

Provincial Buildings, Christchurch.

An honourable speaker in Otago, while gravely presiding over a debate, has been rudely summoned by the loud voice of an irreverent daughter to give immediate attention to a customer who refused to wait longer for his breeches. One of the councillors endeavoured to combine business with his senatorial duties by pursuing his vocation as a boat-builder outside the council chamber. When the bell rang for a division, the sergeant-at-arms rushed out and shouted from the door-step, 'Vote man, Jimmy, vote;' whereupon Jimmy threw down his caulking-iron and mallet, and ran up the steps, struggling into his coat as he went. The distance of the central government from the outlying provinces, situated as it was at the extreme end of the North Island, and the difficulty of communication, tended to enhance the power of the local governments. The first general parliament met in Auckland, 24th May 1854; Sir George Grey being then governor.

The duration of parliament was limited to five years. Steam had not then come to the colony with its magic wand, to annihilate time and distance, and render locomotion easy. The legislators from the southern island found their way to Auckland as they best could, in small coasters, taking weeks to accomplish their trip. Several of the Otago members, in returning after the session, took ship to Sydney, with which port the chief trade of the colony was then carried on, and thence proceeded to Melbourne, where they got a passage in a sailing-vessel to Otago, thus spending six weeks on the voyage, undertaken as the most convenient way of reaching their homes. One of the party was landed at the Bluff, the most southerly harbour in the South Island, twenty miles from Invercargill, and had to tramp the intervening 150 miles to Dunedin, through unknown paths amid flax and fern, and to swim broad and rapid streams at the risk of his life. Many of the rivers in New Zealand are of considerable size, the glacier-fed Molyneux alone discharging as great a volume of water as the Nile itself. The rivers added much to the risks and dangers of the early settlers before ferries were established or bridges erected. In an interesting parliamentary return published in 1869, it was ascertained that there had been upwards of one thousand deaths from drowning, being an average of at least thirty-five such accidents yearly since the settlement of the colony.

Several of the leading men in the early colonial parliaments were desirous to enlarge the powers of the central government at the expense of the provincial councils, as the best means of welding the scattered communities into one political whole, and thus to promote the growth of a nation possessing a common interest, bound closely together, and not weakened by the diversity of purpose incidental to a number of petty local bodies, each bent on its own self-aggrandizement, and viewing with jealousy the prosperity of its neighbours. The provinces generally returned the superintendents as their representatives to parliament, and it happened that the chief local politicians were usually sent along with them. These men naturally looked upon all central legislation solely from their own point of view, and they were as keen to enlarge the powers of the local executives as others were to restrict them. There thus grew up two parties in the General Assembly, the provincialists and the centralists; the one seeking to extend and maintain intact the power and authority of the provinces, and the other omitting no opportunity to clip the wings of the petty local parliaments, and to vest the

whole administration in the hands of the general executive, conducting the business of the colony at the colonial capital. But the provinces in their outlying positions became subject to the same suspicion and jealousy as that entertained towards the central government. Wherever a convenient harbour existed at a distance from the provincial capital, it attracted settlers to its neighbourhood; and gradually the inhabitants of these outside districts, as they increased in number, became clamorous for a share of the money arising from the sale of the land, to be expended on roads and bridges in their locality.

The General Assembly met this demand by passing the New Provinces Act in 1858, authorizing the establishment of detached portions of the existing provinces, which might have a harbour and a requisite amount of population, into new provinces with particular jurisdiction. Hawke's Bay was accordingly excised from Wellington in 1858, Marlborough from Nelson in the following year, and Otago had to submit to the loss of Southland in 1861. The number of provinces had thus risen from six to nine. While the provincial party was apparently increased thereby, it was in reality weakened. A sentiment of antagonism grew in the minds of the public against nine little parliaments, each passing its own laws, and discussing its ways and means, with all the importance of an imperial senate, and it was felt that the game was not worth the candle. The system had also a tendency to create a host of office-seekers and professional politicians, whose vagaries brought it into disrepute and prepared the way for the acceptance of a final change. The removal of the seat of colonial government, in 1865, from Auckland to the more central position of Wellington, with its commodious harbour, in Cook's Strait, aided to render the general administration more accessible and efficient. When Westland was separated from Canterbury in 1868, it was only granted the status of a county. It is admitted, however, that no plan of government could have been so admirably suited to develop at first the latent resources of this fine country, as that which was for twenty-two years so successfully pursued. From each of the provincial centres on the sea-coast, settlement extended by degrees to the interior, and enabled the various districts to progress simultaneously.

At first the life of the pioneers was a rough one. They were glad to get the shelter of a hut or *whare* of very simple materials. A shed built of the upright stems of fern-trees was a triumph of architecture. The fern-tree, with its beautiful and umbrageous fronds, was found in profuse variety in the native bush. In the greater part of the South Island the land was free from timber, and the settler had only to fence and commence ploughing. But in the North Island the bush had to be cleared as a preliminary to cultivation, and the bush is somewhat peculiar. Along with tall pines and other trees, the monarchs of the forest, there was a dense undergrowth of supplejacks, prickly laways, and shrubs of various kinds, rendering progress through the bush almost impracticable, except when following the axe. The underwood had to be cleared away before the giants of the wood could be reached, and then the hatchet did its work upon them. After a final clearing by burning, large stumps were left in the ground to decay at leisure. Small patches of cereals were grown for family use, and grass-seed sown on the rest of the land. The grubbing hoe and the spade did the work of the plough. The clearing was then stocked with cattle and sheep, and a rough, homely comfort obtained, made enjoyable by the delightful climate and the invigorating atmosphere. Many of the farms in the vicinity of Dunedin have been reclaimed from the bush. It was necessary to have the aid of sawyers to cut up the logs for joisting and flooring. These men took their work calmly in early times, and beguiled the solitude of the bush by an occasional whiff of the pipe, and a quiet talk. It is told of two musical Scotsmen, one of whom played the fiddle and the other sang, that when their arms got tired of work, they would stop for a time, the one saying in measured words to the other: 'Weel, Tammas, I think we 'll just hae a tune'.

Fern-Trees.

There is an erroneous idea in Britain that these easy-going days in the bush are still the rule, that life is endured by the colonists in a rough manner, in the hope of making money and being able to leave the colony; whereas there is as much comfort and refinement now enjoyed there as in England, and without some of the drawbacks. Those who acquire or possess a competence, prefer as a rule to remain in New Zealand rather than quit it. Indeed it has often been remarked as a peculiarity in the New Zealand colonist, that he becomes warmly attached to his adopted country, and has no desire to leave it permanently. There are good grounds for this attachment. Thirty years ago, when the different settlements were founded, there was necessarily hardship to be encountered, but somehow life was pleasant to the pioneers. They felt that they had got possession of a grateful country, and they were sustained in their early struggles by the strong hope of the good time coming. For example, in Otago, the very motto of the first newspaper, 'There are pippins and cheese to come,' embodied this hope; and the anticipations then formed have been far more than fulfilled. Twenty years ago the young men on a sheep-station in the interior had to rough it.

At a station on the banks of the Molyneux where we were subsequently intimate, there were four brothers

and one or two youngsters besides. When the youths after a hard day's work came in for their evening meal, each in his turn had to help himself to a handful of wheat and grind his share into flour in a coffee-mill, before he could get bread to eat. At that time, locomotion, otherways than on foot or horseback, was by a bullock-dray, drawn by a team of eight or ten; and in Dunedin, ladies going out to spend an evening were content to sit behind a bullock-team, and be drawn over the muddy track dry-shod. Even sixteen years ago, when we landed, the reign of knee-boots was not over in the city. There were only three chimney-pot hats worn in the province. A leading clergyman a few years before that had for his constant wear a Guernsey jacket and a cap. The first oatmeal we bought for the children's breakfast was imported from Glasgow. Now oats are exported as a staple. While in Adelaide, South Australia, on our recent voyage, we noticed an advertisement in the *South Australian Register* of 7700 bags 'prime New Zealand oats,' just arrived, for sale. Both Victoria and South Australia are dependent upon New Zealand for a supply of oats. Instead of the muddy quagmires and bullock-teams, we have now well-formed roads, with stage-coaches, omnibuses, cabs, and carriages. Tramways are laid in our streets, steamers ply in every direction, and there are now 1145 miles of fully equipped railways in complete operation. The houses and shops have passed through the initiatory stages of wattles and daub, or fern-tree trunks, and even imported scantling. Now we have shops and warehouses, three and four stories in height, of no mean architectural pretensions, solidly built of brick and

Messrs Staveley & Co.'s Store.

Mason, Wales, Stevenson, Architects.

stone, filled with everything which can administer to the wants and comfort of man, real or fictitious, from the parcel of the latest magazines or newest Parisian fashions, to the case of Moselle or Roederer direct from the vine-grower. Many of the wholesale stores would adorn far larger cities. In Dunedin, the warehouse of Messrs Sargood & Co. is an effective pile, and that of Messrs Staveley & Co., recently completed, is also of excellent proportions. We import sugar from the Mauritius, tea from China, notions from America, and sacks from Calcutta. We manufacture our own tweeds, hosiery, and blankets, and make our own hats and boots. Many of our houses cost thousands of pounds in their erection. Otekaike, the seat of the Hon. Robert Campbell, or Elderslie House, or Windsor Park, would grace a moderate demesne in England. Dress in no way differs from that worn in Britain. We were invited to a wedding-party a few months ago, and wishing to travel with a light valise, put on an ordinary black surtout and a black silk neck-tie. This passed muster at the forenoon ceremony and breakfast; but at the ball in the evening, at which there were one hundred guests, who arrived by special train, after a ten-miles ride, we were the only one not adorned with the orthodox white tie and claw-hammer dress coat. From all this it will be perceived that we have long ago emerged from the early stage of rude and rough comfort, into one of refinement, if not luxury. To see, instead of the old teams, the handsome private carriages rolling about Dunedin and other colonial cities, with their fair inmates comfortably ensconced in opossum furs, doing their shopping in elegantly fitted and well-filled establishments, it is difficult to believe we are not in some thriving city in Britain, instead of the youngest of the colonies, 14,000 miles distant at the antipodes.

Chapter II. The Maoris—immigration and Public Works.

DURING these years, while the provinces were under the guidance of the superintendents, the two large islands made a somewhat unequal progress. Agriculture advanced more rapidly in the South Island, and the discovery of gold in Otago in 1861, and in Westland three years later, attracted a large additional population from the neighbouring colonies, and from England and America. In the North Island settlement was impeded by the wars with the natives, which have led to a popular fallacy concerning the colony, which ought to be removed, and that is, a belief that we are intermingled with or surrounded by Maoris, a brave, intelligent, but imagined to be cruel race, who at any moment may rise in rebellion and attack peaceful settlers. There never was a greater delusion. The Maoris are now as quiet and orderly as their white neighbours. The idea of another Maori war is in the eyes of a colonist ridiculous. Ten years ago the back of the Maori people as a fighting race was broken. A large extent of country was confiscated, and many men taken prisoners and tried by the Supreme Court. A hundred of them were sent to Dunedin prison to fulfill their term. We saw the miserable column land from the steamer and march to the jail. An old gray-headed man, supported on each side, brought up the rear. When he entered the court-yard he sank down on the ground exhausted. On the roll being called he did not

answer, and was found to be stone-dead. There are only 45,000 Maoris altogether; of whom 20,000 are females. Of the males, 7000 are under fifteen, and a proportion are old and infirm. The greater number of the tribes are in friendly relations with the government, and ready to take the field in support of law and order if occasion required. Several of the chiefs hold commissions as officers in the New Zealand militia. The establishment of English-speaking schools is changing the habits of thought in the rising generation. In 1877 the total number of the Maori children receiving education was 2235, at a cost to the colony of £10,740. The calling several of the leading chiefs to the Legislative Council, and the election of four Maori representatives to the Lower House, have had the happiest effect. The Maori leaders now find that the floor of the Parliament House is a much better arena for the redress of their grievances than the palisaded pah and rifle-pit.

We can bear witness to the eloquence and dignity displayed by the Maori members in the House of Representatives. They are most pointed in their attention to all the forms of the House; and as an instance of their acuteness, we may mention the following incident. In 1871 a large party assembled in *caucus*, to endeavour to oust the government of the day. It was considered expedient to take the ministry by surprise; and owing to the standing orders requiring previous notice of a motion, there was a difficulty about it. A Maori member suggested that the motion of no confidence should be made when the resolution was moved that the House do go into a Committee of Supply, this being the only time a motion could be put without previous notice. This suggestion shewed how closely and intelligently the forms of the House had been studied by this native legislator. The great preponderance of the European race also renders the idea of a native war an absurdity.

The population of the colony is now 414,412, against 45,000 Maoris. Since the imperial government withdrew the troops ten years ago, we have been taught to be self-reliant. We have a force of 800 armed constabulary, more than equal to cope with anybody of Maoris disposed to be troublesome. Of the constabulary, 437 are employed on ordinary police duties. We have also an efficient Volunteer force, properly equipped, numbering 8032 officers and men. The boys at school capable of bearing a carbine are all thoroughly drilled, and wear uniform on parade. We require no imperial aid to protect us from internal disorder. Then so far as the South Island, the seat of agriculture, is concerned, there are next to none of the native race to be considered. The mass of the Maori population is in the North Island, there being 43,598 there; and only 1932 in the South Island, the latter being widely scattered in small reserved settlements, and rarely seen beyond them. A man might be a lifetime in the South Island and never meet with a Maori. There may be in some parts of the North Island lingering remnants of the old fanaticism; but these are fast fading away under the influence of roads, railways, and agriculture; and it would be as reasonable to expect another Highland rebellion in Scotland as another Maori war. No one thinking of New Zealand either as a field for investment or for settlement, ought for a moment to look upon the Maori element as deserving the least consideration, further than this, that the land which could produce and maintain so noble and handsome a race as the Maoris undoubtedly are, must be admirably adapted for the support of a population having capital and skill to turn its resources to profitable account.

We have often seen at Government House elegantly dressed Maori belles going through the figures of a set of quadrilles with as much grace and appreciation as their fairer vis-à-vis. The dusky matrons, wives of chiefs, richly and fashionably dressed, but with tattooed lips, would cluster round their lithe and handsome daughters, and view their performance with intense and admiring interest. One of these girls was nicknamed Grace Darling, from her having on one occasion swum out to a wreck and rescued two men. Many of the Maoris who have let their lands, live in affluence, some of them keeping their carriages. A silent change is going on, working like leaven, which will gradually assimilate both races in habits of thought, manners, and civilisation. In the meantime old tastes will occasionally crop up. A chief was strongly urged to drain a shallow lake on his land. 'Why?' he asked. 'The land,' he was told, 'would keep so many sheep if improved.' 'Who,' said he, 'would care for mutton when they could get eels?'

The extension of settlement, the making of through roads between the provincial capitals by the local executives, and increasing commercial transactions, led to a greater community of feeling among the inhabitants of the different provinces than had previously existed, and paved the way for the introduction of Sir Julius Vogel's grand national system of railways, and the requisite immigration of labour. In 1870, parliament gave effect to his proposals, and the construction and administration of the railways, and the introduction of immigrants, which had hitherto been managed by the provincial governments, became vested in the general government. In the development of the public works department, the lines of demarcation between the provinces became entirely obliterated. It was inexpedient to incur the cost of maintaining separate accounts of the railway revenues in each province, and there was a general feeling that the time had arrived for placing the provinces among the things that have been. It was not without a keen struggle that this was done, but public opinion was too powerful, and the Assembly formally decided on the abolition of the provinces in 1875, and the Act came into operation a year later.

The general government had proceeded with great spirit in the construction of railways and telegraphs; and to meet the increased demand for labour, they poured into the colony a stream of immigrants, landing on its shores in eight years 93,000 souls, at a cost of a million and a quarter. These have proved of great service in the progress of the colony. In general, they were of the right sort, but occasionally a few black sheep would escape detection. Men accustomed to a particular department in a special trade found they had committed a mistake. A glass-eye polisher had no customers, and girls bred in factories did not prove to be the best domestic servants. Several women, inmates of an Irish workhouse, palmed on the colony by a philanthropic blunder, proved of little use. The mass of the immigrants who were sober and industrious, soon discovered that they were in a land of Goshen. By the machinery of building societies they became possessed of houses of their own, in which, owing to their good wages, they were enabled to live in a degree of comfort to which they had been previously strangers, and at the same time to liquidate punctually the instalments due to the societies. It has been gratifying to notice the prosperous career of many of these immigrants who had arrived friendless; to see how soon their children were able to add materially to the family income; and to observe how often it happened that those who began colonial life as servants, soon became masters themselves, employing others. Indeed, as regards the colony, it is almost unnecessary to dwell upon its attractions for working-men and female servants. It is acknowledged to be their earthly paradise.

The ordinary labouring men work eight hours a day. They have plenty of the best to eat, plenty to do, with an agreeable sprinkling of holidays, and receive eight shillings a day of wages. A single man can board luxuriously for eighteen shillings a week; and if he be sober and industrious, he cannot fail, if blessed with health, to realise in a short time a few hundred pounds. We know one of our leading grocers in Dunedin, a man of substance, who came out to the colony not many years ago, and immediately engaged himself as a farm-servant at £50 yearly wages and found. Having a good kit of clothes, his whole expenditure during his first year amounted to one shilling. This left him £49, 19s. as a nest-egg; his circumstances have improved ever since, and now he is independent. Female domestic servants, if well trained, get high wages, from £30 to £50 a year, and are able with ease to save money. The cook in our household went home to Scotland as a saloon passenger in 1878 to see her mother, and returned after spending three months in Britain. She arrived in November, and never saw the land on her mother's farm, it being covered with snow. Her patience became exhausted, and she sailed for New Zealand much dissatisfied with her native climate. Her trip must have cost her £100, but she thought nothing of it. Young women of that class may get married if they choose, but colonial marriages are sometimes too hastily entered into. We have had in many instances, as a magistrate, to grant a *quasi* dissolution of the bonds of matrimony, and issue a protection order in favour of the wife, on account of the desertion or drunkenness of the husband. There, as elsewhere, the married life is not always a prize; but if a blank be drawn, there is some compensation to the wife, as if she be active and industrious, she has no difficulty in gaining a respectable livelihood by her own exertions. A sense of this renders the wives more independent than a similar class at home.

After the abolition of the provinces, the local government was left in the hands of elected county councils in rural districts, and municipal councils in towns and cities. Full powers have been conferred on these bodies to enable them to carry on the functions of local government in a most efficient manner. They can impose assessments, borrow on the security of the rates, and pass necessary bye-laws, having all the effect of a statute. To render the burden on the ratepayers as light at first as possible, the general government—in addition to the revenue raised by assessment, and from the rents of reserves with which the corporations were endowed, and also from tolls, pontages, and license fees—have given assistance, by returning to the county councils part of the proceeds of the sale of crown lands, sold within their bounds, and by grants in aid from the consolidated revenue. As the ability and resources of the local governing bodies increase, these contributions from the general government will be diminished and finally withdrawn. If the local councils are true to themselves, they ought not to hesitate to assume the entire responsibility of the management of their own affairs, and to restrict the action of the central authority to those departments of state administration which are of general concern. Strict local supervision is the best mode of insuring that no greater taxation shall be imposed than is absolutely necessary, and there being no privileged class of rulers, every settler will have it in his power to see that the local finances are economically and faithfully expended.

While these political changes were going on, the prosperity of the settlers was steadily progressing, at first slowly, but afterwards, as trade and commerce extended, and the means of internal communication improved, with unexampled rapidity. Much simplicity and an almost total absence of crime prevailed in early days, and the peculiar idiosyncrasies of individuals had full play, as used to be the case with the 'characters' we remember in our ancient Scottish burghs. The general government perpetrated a job in sending to Otago in its primary stage a judge of the Supreme Court, Mr Justice Stephen, at a salary of £800 a year. He remained two years without having a case to try. The only case in court with which he was connected was one before the justices of the peace, in which he was defendant. He was summoned for an assault. A full bench of justices turned out,

among whom was the defendant's solicitor. The defendant conducted his own case. In an impassioned speech, he admitted the charge, and after descanting on the provocation he had suffered, wound up by appealing to their worships whether it was at all reasonable, or for a moment to be supposed, that 'he should wait the slow and tardy progress of the law.' To the astonishment of the public, the bench dismissed the case.

With no criminals to be tried at quarter-sessions, it is not to be wondered at if the office of jailer at Dunedin was next to a sinecure. The principal occupants of the jail used to be a few runaway sailors. They were treated with great indulgence, being sent out by day to work. On Saturday evenings they were sent to the store for provisions, always with the injunction: 'Now, lads, be sure that you return in time; if you don't, mind you'll be locked out!' One incorrigible drunken randy, who had been repeatedly imprisoned, became so unruly one day, that she was turned out of the door of the prison into the street, that being a greater punishment than the enjoyment of the comforts inside provided by 'Mr Monson.'

Chapter III. Production—Climate—Vital Statistics.

THE progress of the colony may be estimated by the following facts: In 1854, only four years after Canterbury, the latest of the original settlements, was founded, the colony had a total population of 32,554; and the exports amounted to £320,890, of which £70,103 was for wool, and £220,360, wheat, provisions, timber, and other produce. The total imports amounted to £891,201. Even in these early days when Canterbury and Otago, now the leading provinces in production, were only on the threshold of their existence, the total of the imports and exports shewed that the foreign trade of the country amounted to the respectable sum of a million and a quarter. This result from so young a colony proved that New Zealand, like an infant Hercules in his cradle, was from the very first giving manifest indications of the strength and vigour to which it would attain in its more mature years. As it grew it continued to maintain its early promise, and the present amount of its trade does not belie the hopes previously entertained.

The best measure of the advance in wealth and resources is the total annual value of the exports, excluding the value of imported goods exported from the colony. In Australian colonies quantities of goods imported from Britain are often exported in the way of intercolonial trade. In considering the figures to be quoted, it is necessary, in order that you may fully apprehend the astonishing progress of New Zealand, that you bear in mind that it is the latest born, the youngest of the seven sister colonies. These thriving colonies, it is hoped, will ere long be united in a lustrous constellation, a glorious political Pleiades, shining yearly with increasing brilliance; a powerful confederation, to be named the Southern Dominion, the aggregate exports of which (44 millions) already average nearly three times that of the great Dominion of Canada (16 $\frac{1}{4}$ millions), although the Australia? have a population one-fourth less. New Zealand was founded in 1840, only a generation ago; while New South Wales dates back to 1788, almost a century ago. Already New Zealand stands third in the list in point of production, being only capped by Victoria and New South Wales. The value of her exports in 1878 amounted to £6,015,700; being greater than the value of the combined exports of Queensland, Western Australia, and Tasmania—all older colonies. That a handful of people (414,412) scarcely amounting in number to the population of a second-class English city, should be able in the thirty-eighth year of their existence as a colony to export produce of such a value after satisfying the local demand, is a fact without parallel, and is sufficient in itself to establish that the industry of the inhabitants, and the fertility and productiveness of the country, are of no ordinary kind.

Excluding the Empire of India, the Straits Settlements, Canada, New South Wales, and Victoria, New Zealand excels in productiveness all the other forty administrative divisions of the dependencies of the British Empire. It exceeds the fertile island of Ceylon, the extensive colony of the Cape, the wealthy settlements of Mauritius and British Guiana, and the accumulated production of the fifteen West India Islands, deemed the tropical garden of the Imperial Crown. It overtops more than one of the European kingdoms. The exports of Greece are only one-half of the value of those of New Zealand; and our ancient ally Portugal, with its four millions of people, is also below the colony in the amount of exports. If at this early stage of its career, the colony has achieved such progress, what may be expected in the ensuing generation, when her production and commerce are aided and stimulated by broad rivers having been bridged, good roads made, more than a thousand miles of railway in profitable operation, 3307 miles of telegraph (7530 miles of wire) open, a fleet of powerful steamers traversing the coast, and convenient harbours constructed at various points? It is difficult to estimate what the advance may be; but strangers of experience who have visited the colony, and our governors, without exception, are of opinion that we are only on the threshold of the vast productiveness and prosperity yet to be attained.

The basis of the remarkable prosperity is undoubtedly to be found in the fertility of the soil, and the delightful climate of New Zealand. The high average return of agricultural and pastoral produce is not fitful or likely to be temporary. The fertility and healthfulness of the colony are not the result of incidental or ephemeral causes such as virgin soil and the like, but are the natural and constant effect of geographical position and climate. The islands extend from 35° to 47° south latitude. Dunedin has the advantage of its Scottish name-mother in being nearer to the tropics by 10 degrees, its latitude being 46° south. Lyons, Geneva, Odessa, and Astrakhan are cities on a corresponding parallel in the northern hemisphere. Oamaru, in North Otago, corresponds with Venice; and Auckland, in the North Island, with Syracuse, Pekin, and San Francisco. Although changes of weather and temperature are often sudden, the range is limited, the extremes of daily temperature only varying throughout the year by an average of 20°; whilst in Europe, in places of corresponding latitude, the variation extends to 30° and upwards. London is 7° colder than the North Island, and 4° colder than the South Island, and less moist. The mean annual temperature of the South Island is 52°; that of London and New York being 51°, and Edinburgh 47°. In summer, the heat is tempered by cooling breezes, so that a fine day in summer is most enjoyable. A New Zealand fine day has become proverbial, as something peculiarly pleasant and agreeable. In 1877 the rainfall in Dunedin was 37 inches; Christchurch, 24; Wellington, 52; and Auckland, 40. The greatest rainfall was at Hokitika, on the west coast, 136 inches; and the least at Cape Campbell, on the east coast, 16 inches. The west coast maybe described as a wooded fringe of the great Alpine range, and is chiefly occupied by a mining population. In New Zealand there is no suspension of work either from the heat or from the cold. Cattle do not require protection as in Italy during the heat of summer, and in many places no shelter is deemed necessary even for the work-horses during night in the middle of winter. It is stated by Surgeon-major Thompson to be the opinion of persons who have sojourned in different parts of the world, that the Anglo-Saxon race can work and expose themselves to the climate of New Zealand without injury, during more days in the year, and for more hours of the day, than in any other country.

We have observed at our residence in the vicinity of Dunedin, that, as a rule, the spring comes fully a month earlier than in Edinburgh, and the glories of the flower-plots continue two months later. A good bouquet can be gathered all the winter through. On a day corresponding to 2d December, in Britain, we have counted in our borders forty different flowers in blossom. Many annuals, considered as half-hardy in England, sow themselves, and the seedlings make early and vigorous plants in the following season. Among such we have noticed mignonette, French marigolds, sweet-peas, nasturtiums, helichrysums, petunias, and golden feather. In May last we saw in a garden in Moray Place, Dunedin, an American aloe (*Agave Americana*) in full blossom, with a flower stem upwards of 20 feet in height. The annexed illustration is taken from a photograph. A supply of excellent vegetables may be obtained from the kitchen-garden all the year round. The Chinese, who now monopolise the market-gardening of all our large towns, produce a constant succession of vegetables throughout the winter, and take four and five crops from their land in the twelve months. We visited one of their gardens on 12th June (1879), a date corresponding to December in Britain, and found five acres under full green crop. The spinach, or 'spellech,' as John, from his dislike to the letter 'n,' called it, was being daily gathered, and there were some beds recently sown. These industrious people traverse the cities and suburbs in all directions, with their large heavily loaded baskets suspended from the ends of an elastic pole resting on one shoulder. With these they trot along in true Chinese fashion. Some, however, have got the length of a horse and cart.

With all this fertility and luxuriance of vegetation, the question may still be fairly asked, Is the climate healthy?

Agave Americana—Dunedin, 1879.

Fortunately it can be easily answered. Concurring testimony establishes the fact that the climate is remarkably healthful, and singularly adapted to the European constitution. A hundred years ago Captain Cook put into one of the sounds of the South Island to refit, with his entire crew affected with scurvy. In fourteen days they were restored to health. Surgeon-major Thompson in his interesting work, *The Story of New Zealand*, adduces statistics which prove that the colony was the healthiest of all the military stations in the British empire, and much more so than England itself. The colonial statistics confirm his statements. In 1877 the total number of deaths was 4685; equivalent to 11-47 per 1000 of the population. This is little more than one-half of the average death-rate in England, which may be taken at 22 3. We can also add our personal testimony to the fact. One element which weighed with us in making up our mind to leave Britain, was the circumstance that the close confine-ment necessary for the conduct of business was telling prejudicially on our constitution. In the winter season, a month never elapsed without a touch of bronchitis, or as it was called, taking a bad cold. During sixteen years' residence in the colony we have enjoyed excellent health. For the last six years, while

occupying a judicial position, with a large amount of hard work, there being on an average 3500 civil cases disposed of yearly, many of them important and intricate, we have never been a day absent from illness. The same good health has prevailed in our large family, eleven of them residing with us or settled in the neighbourhood. We are therefore fully justified in expressing a confident belief that New Zealand is one of the healthiest countries known. Travellers from the adjoining colonies, where the same high conditions in regard to health do not exist, are invariably struck with the ruddy complexions and vigorous healthful look of the children in Dunedin. It is so noticeable, that in a family where the elder members were born in Victoria, a marked difference in favour of the children born in Dunedin could be observed.

The healthful character of the New Zealand climate is partly owing to the clear elastic atmosphere, the evaporative power and the rainfall being nicely balanced; to an absence of extremes of either heat or cold; to an abundance of running water, without pestilential swamps; and to cool, refreshing nights, even in the height of summer. It is not only in human life that a healthy existence is to be found. The same condition is observable in animal life generally. Among sheep, diseases are almost unknown. Horses, cattle, poultry, all thrive amazingly. Imported birds and animals increase at an unprecedented rate. Starlings, introduced only a few years ago, are now found in clouds of flocks through the winter; hares and game-birds are abundant, and rabbits on runs in Southland, where not checked by cultivation, have multiplied so as to be a pest. To the breeder and cultivator, this characteristic in animal life is most encouraging. Surveyors and early settlers could encounter tent-life for months with impunity, and the former still do so. New Zealand maintains the same pre-eminence in other branches of vital statistics. It stands first in order among the Australasian colonies, and much before the United Kingdom, in reference to birth-rates. For 1877 the birth-rate was 42 per 1000 of the population; while in the United Kingdom the rate may be taken at an average of 34.4 per 1000.

New Zealand is thus rapidly increasing in population by natural increment, the proportion of deaths per 1000 being, as we have already shewn, less than in England or any of the sister colonies, and the proportion of births greater. The excess of births over deaths in New Zealand is higher than in any of the Australian colonies, the proportion being 197 per cent. In England, which stands the highest of the European countries, the mean annual excess of twenty-three years, from 1853 to 1875, was only 57 per cent.; being considerably under the Australian colonies, the lowest of which is Tasmania, which stands at 77 per cent. These facts have an important bearing in proving the remarkable healthfulness of the climate. It may be added, for the moral credit of the colony, that the proportion of illegitimate births to every 100 children born is greatly less than in any of the other colonies, or in England, the proportion in 1877 being only 2 per cent., and the average of five years a fraction less; while in England the average was 5 per cent. As another indication of the climate, it may be mentioned that the rate of infantine mortality (under one year of age) is much less in New Zealand than in England, the average of ten years being 10 $\frac{1}{4}$ per cent.; whereas in England it was 15 $\frac{1}{2}$ nearly. The deaths from phthisis or consumption in 1877 amounted in number to 81 $\frac{1}{4}$ per 100,000 of the population; whereas the proportion in Victoria was 128, and in England, on an average of twenty-five years, 257, or three times that of New Zealand. A shopman in Dunedin one cold day in spring complained to us of the weather. We said no one here was justified in grumbling; that those very sharp days were really good for us. He replied: 'I daresay you are right; but I come from Sydney, where it is very warm. However, to speak the truth, I was seldom free from liver complaint there, while here I have gained a stone-weight.'

Chapter IV. Land and Title.

To the inestimable blessings of a fertile soil and a healthful climate, the settler can add the benefit of a simple land-law altogether free from the intricacies and technicalities with which the feudal system and the skill of lawyers and conveyancers have loaded titles to the broad acres of Old England. All the public land in the colony was originally acquired by purchase from the Maoris, except that which was the property of the rebel tribes in the North Island, and confiscated at the conclusion of the war, partially to compensate for its cost. The lands in the hands of the government are termed the waste lands of the crown. They are under the general administration of one of the ministers, designated the Secretary of Crown Lands, and the local administration of commissioners of crown lands, one of whom acts along with a Board in each of the ten land districts into which the colony is divided.

There are three classes of land—namely, town land, suburban land, and rural land. The first two classes must be sold by public auction, the upset price of the town land not being less than £30 an acre, and the suburban land not being less than £3 per acre. The town sections are usually each a quarter of an acre in extent. Competition for corner sections, or others favourably situated, is sometimes very keen, and frequently £50 for a good section is realised. Good suburban land will fetch at auction from £5 to £30 an acre. Suburban sections are generally ten acres in extent. The upset price of land varies in each provincial district. In Canterbury there has

always been free selection at forty shillings per acre. All good agricultural land there has been picked up long ago. In Taranaki, land may be selected in blocks specially set apart for that purpose, at twenty shillings per acre for bush land, and forty shillings per acre for open land. In other districts, twenty shillings an acre used to be the price; but nowhere now, where land is open for selection, can land, according to the Crown Lands Act, 1877, be bought from the government at a less price than £2 per acre. In such districts, however, land of any agricultural value already proclaimed open for selection has been years ago taken up.

In practice, the land boards now almost invariably dispose of the lands by public auction, and they fix the upset price, which by law cannot be under £1 per acre, with due regard to the situation and quality of the land, and also to the fact that the value of all land has been enhanced by the construction of the public railways. It therefore happens that when first-class land is offered for sale, there is always a keen competition, and from £3 to £10 an acre, and sometimes more, is given, according to position value, and other circumstances. In Auckland, blocks of land are occasionally set apart for occupation on the homestead system, under which a family of four persons may secure a farm of 200 acres, subject to continuous residence and certain conditions as to cultivation for five years.

In Otago and elsewhere, blocks of land are proclaimed from time to time open for sale on deferred payments. The price is £3 per acre, payable in ten years by half-yearly instalments, without interest. Good sections are sure to have more applications than one made for them, and the consequence is that the land is put up to auction, the bidding being limited to the applicants. In this way the upset price is sometimes materially increased. Indeed, it may be said that the cheap prices for land current in early times are altogether past. But it may be added that present prices are by no means commensurate with the productive value of the land when in the hands of those who have means and skill to work it properly. The following is a newspaper report of one of the recent sales of deferred-payment land: Mr R. B. Martin, government auctioneer, offered for sale by auction on 30th May 1879, at the Court-house, Oamaru, the deferred-payment sections in the Kurow block for which duplicate applications had been received, and also the rural land in the same block. The sale began punctually at the hour advertised—1 P.M. For the deferred-payment land the competition was in some instances very keen, and the applicants appeared to be of a class likely to prove *bonâ-fide* settlers. The result of the sale was as follows: The deferred-payment sections comprised sections 7, Block II.; 2, 3, 4, 7, and 9, Block III.; and were offered at the upset of £3 per acre, with an advance at each bid of Is. 3d.

Sec. Block. Area. No. of appli-cants. Price realised per acre. Purchaser. A. R. P. 7 II. 211 0 38 2 £4 13 9 C. H. Leecc, Milton. 2 III. 224 3 29 7 6 17 6 Hawthorne Stewart, Awamoko. 3 III 222 1 15 9 5 12 6 Peter M'Donald, Awamoko. 4 III 199 3 29 7 3 11 3 William Strachan, Oamaru. 7 III 173 3 38 11 8 5 0 John Grant, Dunedin. 9 III 150 2 26 4 3 2 6 F. W. Hill, Waitaki.

The only other mode of acquiring land is, by purchase from private owners, many of whom having acquired their land at a nominal rate in past years, are willing to dispose of their farms at current prices and realise their profit. Some owners of large tracts of country selected in early days, are finding it to their advantage to subdivide their estates into small farms and sell them. There have been numerous transactions where prices varying from £5 to £30 an acre have been recently paid for sections of land. It must not be imagined that these prices have attained to their maximum. It has been established by experience that in every prosperous country, land, of whatever kind, is always increasing in value. New Zealand has been no exception to this rule. In many instances, land in the cities has acquired a fabulous value. £16,000 have been refused for a quarter of an acre in Dunedin, which cost thirty years ago £12, 10s. Similar values prevail in Christchurch and Wellington. In some parts of the latter city they are even exceeded. These prices are not fanciful. As a rule, whenever land is all taken up, then the value rises with the demand, which constantly increases in a young and progressive country. Although high prices have been paid for urban land, sometimes as much as £200 for the foot of frontage, there is no reason to believe that the maximum has been attained. In Melbourne recently, sections have been repeatedly sold at rates from £500 to £590 for the foot of frontage. In one instance the increase on the original price was 193,416 per cent., or at the rate of 5089 per cent, per annum. A like increase continually goes on in the value of rural land. For land which originally cost 20s. an acre, prices varying from £5 to £35 per acre have been paid. Nor is such a rise in price unwarranted. The cost of the private improvements, often amounting to £6, £7, and £10 an acre, according to circumstances, enhances the original value; and the public improvements, in the shape of roads, bridges, and railways, have also a material effect in adding to the value. It may be said that the development of the railway system, already a signal success, the gross revenue being at the rate of a million sterling per annum, has more than doubled the value of real estate in the colony; and in the case of land intersected by the lines has added to its value in a much greater ratio. First-class agricultural land, fenced and improved, and conveniently situated, must be regarded as low in price estimated at £20 an acre. £3 per acre per annum of clear profit is under the average. We know of an instance of a settler purchasing 200 acres improved land at £15 an acre, and clearing his whole purchase price from his first crop. But taking the low average mentioned, it is highly improbable that good land will remain at its present

value. As society progresses in population and wealth, and as new branches of industry develop and prosper, so will the value of land steadily increase. As has been well observed, land is the natural deposit bank into which all the savings of the community gravitate. Every improvement of a public nature in the way of harbours, roads, and railways, goes to add to its value without effort on the part of the owner. There is every reason to expect that land in New Zealand will touch a far higher price than has yet been dreamt of. No one can believe that land in a country occupied by less than half a million of people, will be purchasable at present current prices when the country contains a population of several millions. A capitalist is therefore dealing in safety when he advances money, or becomes the actual owner of land, on the basis of present values. In the one case his margin of security is always widening, and in the other he is certain to find that in the course of twenty years he has at least doubled his capital, while in the meantime he has been in the enjoyment of a reasonable annual return.

There is also a specialty in land in New Zealand which ought not to be overlooked, and it is this—the area is limited in extent. There is none of the boundless back-country which exists in the neighbouring colonies. No part of New Zealand is above 100 miles from the sea-board, in the South Island 75; and when the Crown shall have parted with the last acre of its waste lands, then the value of freehold throughout the colony will rise with a bound, to an amount to which it is difficult to assign a limit.

The nature of the title to land may now be briefly explained. The original deed in every case is a grant from the Crown describing the parcel of land, and having a plan thereof delineated on the margin. Record maps of all the land granted are kept. The grants are also duly recorded, and there is a complete system of registration, in the books of which there are not only copies entered of every transmission, but there is also a ledger account of every parcel of land and all its subdivisions, by which the state of the title can be seen at any moment at a glance. This enables a solicitor, after having examined the progress of title, to satisfy himself at the settlement of every transaction, that it may be finally completed in safety. He then places on the register the deed in favour of his client, and an indefeasible title is the result, thoroughly protected against any latent or unrecorded right. The form of conveyance in use is simple and defined by statute. Various enactments have been passed for the protection of mortgagees. They have power, in case of default in payment of interest for six months, to sell the mortgaged property either as a whole or in lots, and either by public auction or private contract, subject to such conditions as they may think fit, and to buy in and resell the same. A mortgagee may also require the Registrar of the Supreme Court to conduct the sale, and the mortgagee may then himself become the purchaser; and the Registrar is bound to execute a deed fully vesting in the mortgagee the property mortgaged, any rule of law or equity notwithstanding. Simple and efficient as the practice was under the Conveyancing and Deeds Registry Acts, greater simplicity and security have been attained by the passing of the Land Transfer Act, 1870. By this act, title by registration has been substituted for title by deed. It applies to all land bought from the Crown since the act came into operation, and to all other land previously acquired as the parties interested therein may desire. A large proportion of the previously acquired land has been brought under the operation of the act, and gradually the whole land in the colony will be so. The certificate of title issued by the Registrar is conclusive evidence that the person named in it is entitled to the land it describes, and it operates as a government guarantee that the title is perfect. It is indefeasible, and there is no going behind it. Special provisions have been made as regards mortgages, with full power of sale, and various implied covenants for the protection of the mortgagee. Transfer of the mortgage may be made by indorsement, and foreclosure is a very simple and inexpensive process, completed by the issue of a certificate vesting the land in the mortgagee with an indefeasible title. The principles of feudal law are set aside, and land can be dealt with as easily as a share in a ship or a joint-stock company, and with the same security as regards title. Trusts are not recognised. Instruments declaring trusts may, however, be deposited with the Registrar for safe custody. These deeds are binding between the parties to them, but they in no way affect persons dealing with trustees, who are registered proprietors. Under the Land Transfer Act, it is not necessary to examine the deeds in the abstract of title. These no longer exist. They have been delivered up to the Registrar; and when a certificate of title is issued, they are cancelled. An investor, therefore, does not run the risk of a mistake or blunder of his solicitor. Every transaction has in it finality and complete security guaranteed by the state. In Great Britain there is an agitation to obtain a much needed reform in the laws dealing with land. The beneficial amendments in the law so much desired, are fully carried into effect in the colony, and the monopoly of lawyers as conveyancers has been abolished, the Land Transfer Act authorising the Registrar-general to license fit and proper persons as land-brokers, although not solicitors. The complexity, the expense, the delay, and the uncertainty incidental to the English system of conveyancing, and partially to the old New Zealand system, have been wholly obviated under the new procedure. Under the old conveyancing ordinance in force in New Zealand the costs were limited to a half per cent, on the purchase price. This wholesome provision was tacitly ignored by the profession. They declared that with their increased expenditure, especially in clerks' wages, such a rate was inadequate. They therefore contrived, with the consummate skill displayed by English lawyers in framing a bill of costs, to charge never less than from £5 to £10 on the smallest transaction. It so happened that a firm had occasion to prepare the

transfer of a very large block of land, worth more than £200,000. They found it convenient, instead of following the recognised practice of charging reasonably for the time occupied, to fall back on the statutory half per cent., and they pocketed a very large sum for the single transaction. This led to the percentage enactment being repealed by a special act during the next session of parliament. The fees payable to solicitors and land-brokers under the act of 1870, are prescribed by the Registrar-general and fixed upon a very moderate scale. An owner may even dispense with the services of a solicitor or broker. Every obstacle against land being a marketable commodity is thus completely removed.

Vast tracts of country in the interior, of a hilly nature, generally unfitted for agriculture, are held on lease from the Crown for pastoral purposes. In Canterbury the rent varies from ninepence to two shillings for every head of sheep, and from four to ten shillings for every head of cattle. In Otago the rent is fixed at public auction. The quantity of stock carried on a run varies according to the extent. From 20,000 to 50,000 sheep are not an unusual number, and some lessees who occupy several runs possess upwards of 100,000. Under the latest Land Act (1877) it is provided that when leases fall in, the lands are to be exposed for lease by public auction; and no larger extent shall be offered in one lot than will be sufficient to carry all the year round 5000 head of sheep, or 1000 head of cattle, the object in view being to settle as many families as possible as pastoral lessees, and limit the enormous extent of land occasionally occupied by a single individual.

The government also lease land containing minerals, at a money rent varying according to circumstances, for a term not exceeding twenty-one years; and in the districts proclaimed as gold-fields, the digging for gold and quartz-crushing are carried on by the miners under prescribed regulations as to license and payment of fees.

Chapter V. Agricultural Settlement.

THE early settlers have almost without exception done well. They had their difficulties, but these have been successfully surmounted, and many of them are in affluent circumstances. One may be cited as an example. He was a shepherd in Roxburghshire, and arrived in Dunedin with his wife and eight children in 1860. He found that the best of the land about Dunedin had been bought up, and he visited Southland. He bought 60 acres at Ryal Bush at £2 per acre. There were neither roads nor bridges, and the butter, eggs, and other produce were taken to Invercargill, a distance of twelve miles, by the settler, in a large bag slit in the centre, slung over a horse, often, when the streams were high, at the risk of his life. He made money, however, butter selling as high as 4s. 6d. per pound, and eggs at 4s. 6d. per dozen, prices being raised at that time owing to the great rush of miners into the country in consequence of the discovery of gold. Eighteen months after he started, he bought 60 acres more, at £2, 5s. an acre. In two and a half years more he secured 133 acres at £4, 11s. 6d. an acre, and continued to make additional purchases from time to time. The land became his savings-bank, and it has yielded him rich interest. He and his sons, who are settled near him, now possess 2628 acres of freehold, worth at a moderate estimate £25,000. The whole farm is managed judiciously, great care being exercised in the breeding of stock. His 30 cows are noted for their excellent frames and their milking qualities; and he sends to market beef which commands the highest price. His wife and daughter are famous for their butter and Dunlop cheese. Two or three years ago one season's cheese at a shilling per pound brought in £450. This season (1878-79) three tons sold at seven pence-halfpenny per pound. In connection with the dairy a number of pigs are fed yearly for the market. The sheep are of the Leicester-Lincoln breed, which yield a large carcase and a heavy fleece. Hoggets' fleeces average 11 lbs., and ewes 8 lbs., in the grease. His shorn hoggets have been sold averaging 68 lbs. weight. The machinery employed is of the most improved kind, and the whole operations are conducted with spirit and intelligence. This instance is but one of many which might be quoted to illustrate the fact that New Zealand is a country in which a man with small means for a start, may in a few years by industry and thrift push his way into a comfortable independence.

These interesting details have been culled from information supplied to the reporter of the *Otago Witness*. It may be desirable to quote another case to shew the working of the deferred payment system which has been only recently established, and we select that of Mr Thomas Reid, who owns the farm of Townend, Waikaka, near Gore.

The reporter states (June 1879) that Mr Reid, whose father was a farmer in Perthshire, Scotland, left home for Victoria in 1855. After working upon farms for about two years, he determined upon trying his fortune upon the diggings, and worked at Creswick, Ballarat, and Jim Crow, with poor success, until 1861, when he and his two mates struck a deposit which yielded £480. They immediately joined in the rush for New Zealand, working first about twelve months at the Woolshed and then at the Dunstan, without clearing expenses. Mr Reid then thought it time to give up digging, and left for Southland, where, as a contractor he was enabled, in the course of a few years to save nearly £600. The most profitable work at that time was fencing, and that he was chiefly engaged in. Ten years ago it was worth £1 per chain, the same work now not being worth more than half the

money. In May 1874, the first block of 5000 acres upon M'Nab's run, near Gore, was put up for sale on deferred payment, at Invercargill. It was divided into 200-acre sections, and Mr Reid fixed upon one, about a mile and a half from the township of Gore, for which it appeared there were eight other applicants. He first drew with five of them for 85 acres, and was successful. The five then withdrew, and he went in with the other two for the remainder of the section, and was again fortunate. His payments amount to £25 per annum for ten years. One hundred and twenty-eight acres of this land are rich river-bottom soil, fronting on the Mataura, and the remainder is terrace land, rather stony, and suitable only for grass. The loam upon the flat land is from two to three feet in depth, resting upon sandy clay and shingle.

'During the first six months, while living in a tent on the ground, Mr Reid fenced in 120 acres, some with sod walls, and the remainder with a bank, ditch, and four wires. He also had 24 acres ploughed by contract to lie fallow for twelve months. A sod hut took the place of the tent for two years, when a comfortable frame cottage was erected at an expense of over £100. At the end of the first twelve months he bought horses, a day, plough, and other implements. Having ploughed his fallow land he sowed twenty acres of it with long Tartarian oats, and four acres with wheat, and broke up more land for the following year. The oats yielded at the rate of 65 bushels to the acre, and the wheat 35 bushels. The following year the 24 acres were in oats, and yielded from 50 to 60 bushels to the acre. The third year it was in oats sown down with grass, and the produce was 60 bushels to the acre. The largest yield of wheat was last year, when each acre gave 45 bushels. This year the spring was wet and cold, and he put in only two bags of seed, which returned 38 bags of excellent wheat, some of which was ground into flour, at Gore, for home use.

'This year Mr Reid had 40 acres in oats, 4 in wheat, 15 in turnips, 1 in potatoes, and 40 in English grass. There are upon the farm, 12 head of cattle, old and young, 9 horses, 220 sheep, two or three pigs, and about 100 fowls. The farm is all fenced in and divided into five paddocks; there is a goodbyre, a shed, and a stable, and now it will be necessary to erect a granary. Mr Reid has found no difficulty in paying his rent, or rather purchase-money. He says he found the third year the hardest, as by that time his cash was exhausted. Of wire alone for fencing he used about two tons, and he had to pay cash for harvesting, carting, &c. He sold most of his oats last year for 3s. 3d.; this year he is offered 1s. 8d. Last year he sold wheat at 4s. 4d. He has five cows, but only two of them are in milk just now. They are of ordinary colonial breed, and yield from 12 to 14 lbs. of butter per week, which is sold fresh at Gore. Earlier in the season the price obtained was 1s. per pound; now it is 1s. 6d. His English grass land is too newly laid down to be of use, but is very promising, and will tell hereafter in the production of butter. A neighbour who is a year in advance of him has an English grass paddock in splendid condition.

'Three years ago Mr Reid commenced with 160 merino ewes, which he crossed with Leicester rams. When the lambs were six months old, he sold the ewes, and bought 100 Merino-Leicester lambs from Mr M'Nab, at 5s. per head. The whole flock now comprises 120 hoggets and 100 lambs.

'Mr Reid is now about to plant fruit and forest trees. In several low places upon the farm, where water collected, he has sunk shafts to the gravel. These have been filled up with boulders, and they have served to carry off the surplus water. This year he purchased from Reid and Gray a side-delivery reaping machine for £33. He paid for threshing 10s. per 100 bushels, and 1s. per hour and rations to men.

'Miss Reid finds that it pays her well to attend to the poultry, which are a cross between the Cochin-China and Spanish. In winter she gives them a warm bran mash in the morning, wheat at noon, and a few oats in the evening. They have two houses, the old thatched hut affording most of them comfortable quarters. In the best season they lay from 28 to 30 dozen eggs per week, and at present from 7 to 8 dozen. The lowest price obtained for eggs was 10d. per dozen. They now bring 1s. 9d.

'It appears that the first block in Waikaka was put up for settlement in May 1874. It was sold in 200-acre sections at £250 per section, payable at the rate of £25 per annum. Two months afterwards another block was put up, and it brought from £1, 10s. to £4 per acre; each section, where there was more than one applicant, having been put up at auction. The third block was put up eighteen months ago, at an upset price of £3 per acre. Some of it went at £5 to £7 per acre, and one section at £10, 2s. 6d. per acre, payable within ten years. With the capital with which he commenced, Mr Reid does not see how it would be possible for him to pay such rates.'

These cases illustrate how much the price of land varies. It may be laid down as a general principle that it is more profitable to purchase good land even at a high price, than to buy land of inferior quality at half the cost. The expense of cultivation is in each case the same, and the more abundant and certain yield in the one case, far more than outweighs any apparent saving in the purchase price. Care should be taken that a settler should not occupy more land than he is able to pay for and stock properly without having recourse to the money-lender. If he has to borrow and pay colonial discounts and commissions, amounting to rates from 15 to 22 ½ per cent, per annum, farewell to his prospect of success. His history then is a series of sacrifices to meet his engagements, until the final day when he has to cede possession with little else than the coat on his back. The accompanying illustration of Shag Valley, Otago, shews the character of much of the land now agriculturally settled. There is a

fertile valley highly cultivated, surrounded by well-grassed hills. Fifteen years ago it was a sheep-walk. The thriving borough of Palmerston is now in its centre, and all around are numerous farms in a prosperous condition.

Companies have been formed in Britain, which have purchased large estates in the colony, with the intention of retailing parcels of land to be occupied as small farms. The New Zealand Agricultural Company have commenced operations; and the following extract from the prospectus of the British New Zealand Farms Association (Limited) shews how a farm may be purchased advantageously on long terms. Such a plan, if successfully carried out, may be useful to intending settlers who may have sufficient capital to stock their land, but not enough for the immediate purchase of the freehold.

The purpose of the proposed company is the 'purchasing land in New Zealand in large blocks, and afterwards subdividing and selling the same in conveniently sized farms to

Shag Valley, Otago.

suit purchasers, upon terms of either immediate or deferred payment.

'It is believed that the present depressed condition of the agricultural interest affords a very favourable opportunity for the successful operation of such a company.

'By giving long terms for the price—say twenty years, as a maximum, repayable in the manner of drainage advances in Scotland, calculated on a basis of 8 per cent.—the purchaser would acquire a valuable freehold at a yearly payment almost nominal, while the shareholders would reap the benefit of a large percentage, in addition to the increase of their capital, by the advantage of the difference of the wholesale and retail prices, secured in the best possible way, on the land itself.

'It is calculated that, assuming first-class improved agricultural land can be obtained at £12, 10s. an acre on an average, and retailed at £15, then on the purchaser paying one-third in cash, and having the balance made repayable in twenty years, he would receive his freehold clear for the small annual payment of 20s. per acre. The net annual average profit from agricultural land is £3 per acre. From £10 to £30 per acre, according to quality and position, has been given at auction for freehold land in New Zealand within the last few months.

'As one-fourth only of the capital necessary to stock a farm in Britain is required in the colony, owing to the lower prices of sheep and cattle, £3 an acre for stocking being a safe average, many enterprising farmers whose capital may now be limited would, it is believed, gladly avail themselves of the opportunity to settle in New Zealand. Power of redemption on favourable terms would be granted.'

Besides the ordinary modes of obtaining land, either by purchase from the government or private individuals, associations have been formed for the establishment of special settlements, under agreements with the government. The contract for the Feilding settlement was arranged in 1871, under which the corporation became the purchasers of 100,000 acres of land, chiefly bush, situated in the Manawatu district, North Island, at 15s. per acre. The immigrants have the right to take up 40 acres of rural land at a rental of £5 per annum, or 2s. 6d. an acre, with a right to purchase at £3 per acre at the end of seven years. On landing they were placed in possession of a two-roomed cottage and an acre of town land, for which they paid a rent of seven shillings a week, the payment of which for three years conferred a freehold right upon them. The first settlers arrived in January 1874. The settlement has had to encounter various difficulties, many of the immigrants having arrived with exaggerated expectations, which led them to be dissatisfied with the hard bush-work, and a Maori tribe in the neighbourhood having made heavy exactions for a right of way over their reserve. The settlement is nevertheless making good way, and the immigrants who have settled on their rural land are rapidly improving it. In August 1877, there was a settled population on the block of 1600, and the corporation had sold 21,501 acres for the total sum of £67,563, being an average price of £3, 2s. 10d. an acre. If to this average be added the cost of clearing the land, each acre may be estimated to have cost the settler from £6 to £10 an acre. While we write (1879) the corporation have a large extent of their land still to dispose of, affording an opportunity to any hard-working labourer to obtain possession of 40 acres, and by his own industry eventually to attain to a position of comparative comfort. Population now 3000.

Another experiment in the way of special settlement is now being tried. Mr George Vesey Stewart, of Ballygawly, County Tyrone, Ireland, entered into an agreement in 1874 with the government for the purchase of 10,000 acres, the Katikati block, Tauranga, in the Auckland provincial district, at 20s. an acre. He became bound to settle on the land at least forty families, to each of whom an allotment should be given, not exceeding in extent 300 acres to one household. According to a parliamentary return, August 1877, there were then 43 separate allotments in occupation, and 1302 acres under cultivation, the remainder being in natural pasture. Mr Stewart subsequently obtained an extension of the settlement of 10,000 acres, under which one family might possess 1000 acres. It is understood that a superior class of immigrants have been introduced in the course of

last year, and they are pleased with their location and prospects.

A special settlement was opened up by the government in Jackson's Bay, a secluded part of the West Coast of the South Island. On 30th June 1878, it contained a population of 402, owning among them 144 cattle, 55 pigs, 6 horses, and 30 sheep. The officer in charge reported, 19th August: 'Reviewing the whole circumstances in connection with the settlement, I think the result will not be found unfavourable. For instance, a number of families have been permanently settled there, overland communication has been opened up with Otago, cattle runs have been taken up, and stock brought over to supply the market. A saw-mill has been erected which finds employment for twenty men; cattle-breeding, gold-mining, farming, and seal-fishing are also carried on; and lastly, from the Bay prospecting parties have been fitted out and started to explore the coast, which were the means of discovering the copper mine in Dusky Sound, and a marble quarry in Caswell Sound.' It is not probable in this out-of-the-way place much good can be done, until it is connected with the interior of Otago by a passable track, or it enjoys greater facility of communication by sea. The attempt to carry on their coastal traffic by means of open boats led last year to a sad accident in which four men and a boy lost their lives, it is conjectured by the boat, which was light, having capsized in a gale.

Some particulars may now be given shewing the mode and cost of cultivating the best agricultural land, and the results which may be expected from ordinary good management. It is not necessary for a farmer to keep up a large staff of men and horses. He can always get his operations carried on efficiently by contract. Many of the settlers lay themselves out for this kind of business. The following estimates have been carefully prepared by an experienced landowner near Oamaru, in the very centre of the finest wheat-growing district, and may be considered reliable:

'I.—WHEAT CROP.

'Sometimes large blocks of land are ploughed and cropped by contractors, who reap the crop for their own benefit, and pay a money rent per acre, varying from 25s. to 35s., according

Oamaru.

to circumstances. The crop is threshed on the ground, and the straw is left to the proprietor for fodder, in addition to the rent. The average of straw is tons to the acre. The contractors find all accommodation and keep for themselves and their horses.

'II.—GREEN CROP.

'Where it is found expedient to refresh the soil by a change of crop, or when extra feed is desirable for the sheep, abundant crops of turnips are grown by simply having the land once ploughed and sown broadcast, the expense of ploughing, sowing, and harrowing only costing 16s. per acre. Last year 400 acres on Elderslie estate managed in this way maintained 9000 sheep for three months in good condition. The eating-off was done by subdivisions of the field, one being in use at a time. This year there are nearly 2000 acres in turnip and mangolds.

Rape has also been sown broadcast, producing excellent crops at a cost for ploughing, 9s.; harrowing, 2s. 6d.; sowing, 9d.; seed, 1s. Total per acre, 13s. 3d. Upon the rape as many as 12 store sheep to the acre have been fattened off in a good season.

'The average return from grain crop, after deduction of cost of realising, may be estimated as follows:

'Charges on wheat: Railway charges are at present 3d. per mile per ton. Taking 40 bushels of 60 lbs., equal to 10 bags to the ton, the grain can be placed on board a vessel for London for—railway carriage, 3s.; harbour dues, 2s. per ton—say 5s.

'The total charges to London, including the cost of putting on board at Oamaru, amount to 1s. 8d. per bushel. If wheat in London brings 45s. per quarter, this allows the grower 4s. at the station on the land. Forty bushels to the acre is an ordinary good crop, but 65 have been reaped. Assuming 30 bushels as a low average, this at 4s. per bushel gives a return of £6 an acre. Deducting £3 an acre as the expense of cultivation, harvesting, &c., a free profit of £3 an acre is left at low prices. In some seasons, £15 an acre has been cleared by settlers. This last year a farmer adjoining Elderslie has threshed out the crop of barley from a field of 60 acres. The yield was 80 bushels an acre. The market price is from 6s. to 6s. 6d. per bushel. He will gross, say, £25 an acre, and after deducting all expenses, will net of clear profit at least £21 an acre.

'An agriculturist possessing moderate means, may do well on a good farm of 500 acres. The following is a fair statement of the annual average profit:

'The tenant should have a capital of £3 per acre; or, in all, £1500. This is a full allowance for stocking. Divide the farm into 10 paddocks of 50 acres each. Keep 150 acres in white crop, 50 acres in roots, and 300 in grass. The flock of sheep should consist of 1000 Lincolns or Leicester ewes. The tenant may begin with three-quarter bred for the ordinary flock, which may be obtained at 8s. a head. Improve the stock by keeping 15 pure rams, which may be got at £5 a head.

'This sum, deducted from the receipts (£1425 – £280), leaves a net balance of £1145. In taking the cost of the cropping, it has been estimated as if it were all outlay, but if the occupant acts as his own ploughman, he will increase his gains. The above calculation is below the average which may be expected over a series of years. In good seasons, the expenses being fixed, the margin of profit is greater.

'The foregoing estimate is based on a fixed flock, but an active tenant can enlarge his profits by another line of action—namely, studying the market and buying stores favourably, then feeding them off and selling them fat. A constant local market exists for fat stock. The yearly consumption of Dunedin alone is 7600 fat cattle, 100,000 fat sheep, and 15,000 lambs.

'The sum of £1145 being left as the balance, after paying expenses, is chargeable with rent or the interest of the capital expended in purchasing the land. Estimating the cost of the land at £14 an acre, this at 7½ per cent, gives a charge of 21s. an acre, or £525 on the farm. Deducting this from the net profit, a balance is left of £620 for the tenant's income, being 40 per cent, interest on his capital invested in stocking the farm. He would have besides, his milk and butter, eggs, poultry, potatoes, and other produce for his family consumption. To those who make the rearing of poultry an adjunct of the farm, another source of profit arises. The market price of turkeys is from 15s. to 20s. a pair; fowls, 5s. to 6s. a pair; and ducks, 7s. a pair. Cheese-making can also be carried on to advantage.'

Chapter VI. Grain—Wool—Cattle.

THE production of grain is every year developing in a marked degree. Already the third important staple of the colony is agricultural produce, the value of which exported in 1878 was £509,826. The greater part of this was wheat, the export of which has grown from £19,616 in 1869 to £423,032 in 1878. There were also exported 4032 tons flour of the value of £48,451, and 10,210 cwt. oat-meal of the value of £11,091. This branch is certain to increase greatly year by year. The climate and soil in South Canterbury and North Otago are proved to be specially adapted for the growth of cereals. The wheat obtains the top price in the colony. This district occupies the front rank in reference to the return per acre, 60 bushels of wheat to the acre not being uncommon, and 90 bushels of oats to the acre having been reaped. The average yield in this district in 1877 was 32¼ bushels of wheat to the acre; the average of the whole colony being 28·63. The average production is double that of New South Wales and Victoria, and three times that of South Australia, where wheat forms a principal staple of export. The average of New Zealand for live years is 27·62. In its special districts it stands foremost among grain-growing countries in point of return; far before European countries, excepting Denmark and Holland, which are almost equal. Great Britain is stated at 27·5, while the United States are as low as 12·2, and Canada 11. Other crops receive attention in particular parts of the colony. Hops are profitably cultivated in Nelson, and as much as £100 has been obtained for an acre of tobacco in Napier. Maize can be successfully grown in the North Island.

Owing to the physical configuration of New Zealand, it possesses more seaboard (3000 miles) in proportion to its area than any other country. As if the shape of the land, drawn out lengthways from S.W. to N.E. with numerous indentations, had not afforded enough of coast, the North and South Islands have been cut asunder and separated by Cook's Strait. The nearness to the sea, abbreviating long inland carriage, and the excess in fertility as compared with other grain-exporting countries, more than compensate for the distance of the colony from the English market. Wheat grown in New Zealand ten miles from a harbour, can be placed in London at an average cost of 1s. 8d. per bushel. With wheat as low in price in London as 45s. per quarter, the New Zealand grower would receive a return of £6 per acre, on the basis of the low average of 30 bushels per acre, as has been pointed out, which, after deducting £3 as the expense of cultivation, would leave a clear profit of £3 per acre. These favourable circumstances will enable the New Zealand farmer to compete advantageously with the growers of Europe, Egypt, and the American continent. The foundations of a large export trade in grain have already been securely laid, and the colony is likely in the future to prove a dangerous competitor to the English farmer. The colonial grower has also the benefit of nearer markets. Victoria from its droughts cannot be depended on for a supply of corn for its increasing population, now numbering 845,600. The government statist in the Year-book for 1877-78, says (sect. 647): 'Only in four years since Port Phillip was first settled (1835) has

the colony raised enough bread-stuffs for the consumption of its own inhabitants.' There is a demand for New Zealand oats in all the colonies. In addition to these markets there is the local consumption, which is by no means insignificant. It is at present considerable, and must grow with the increase of the population. One-half of the inhabitants are dwellers in towns and cities, the trade of which is developing to a remarkable degree. Ten or twelve years ago we were dependent on California and South Australia for flour, and upon Belfast for bacon. A digger would look at nothing but Sinclair or Coey. Now all that trade is knocked on the head, and we are become exporters both of flour and bacon, branches of export capable of indefinite extension as our direct commerce with other countries expands. The export of preserved meats is also a considerable item in our trade, the amount sent away in 1878 being 28,292 cwt., of the value of £74,449, besides 5019 tons of tallow valued at £178,502. This, together with the local consumption, prevent the price of stock being unduly depreciated.

The value of the local consumption is one of growing importance. Numerous industries have been introduced into the colony, iron-foundries, machinery makers, wood-ware factories, woollen-manufactories, and many others. These varied sources of production, augmenting and extending almost daily, afford already a considerable local market for food-stuffs, and one that of necessity must increase greatly as the colony progresses in population, trade, and commerce, on the lines upon which it has so successfully entered. As a rule, colonial workmen live in much greater comfort than their brethren at home. They enjoy the luxury of butcher-meat three times a day, and this leads to a large annual consumption of stock throughout the colony. In Dunedin the cattle and sheep are all sold at public cattle-yards, and the consumption for 1878 was as follows:

This may be taken as a fair sample of what goes on at other places. We must say this for the colonial workmen, that while their hours are short, and their wages higher and their fare better than they would get in Britain, they are in general well worth it all. A good colonial workman works, and is expected to work, in a style we never saw practised at home. We would rather have the eight hours' work of a colonial labourer, given with a will, than the ten or eleven hours of his British compeer, so that his better condition in food and wages is not loss to his employer. In sheep-shearing, a shearer will clip over 100 sheep in a day; but as the shearers are paid by the piece, 16s. 8d. per 100, they work long hours. Workmen and their wives dress well. We once asked an assisted immigrant, newly landed, a smart girl of sixteen from London, who was a domestic servant, if there was anything which struck her as peculiar; she immediately answered, 'How clean all the people are.' An old Stirlingshire farmer who had been invited to the colony by his nephew, was surprised, among the first of his experiences, when he saw a new hand arrive at his place on horseback. 'It's a queer country this,' he said; 'the ploughmen come riding home on their ain pownies.'

Although the wages of domestic servants, and for outdoor labour, are higher than in Britain, the cost of feeding servants is not so great in the colony; and in farm-work, owing to the open winter and mild climate, as well as difference in the mode of cultivation, as many hands upon a farm are not required as in this country, and it is considered that on the whole the extra wages are more than balanced by the lower cost of keeping and the reduced number of labourers. Labour-saving machinery is much used. A crop of wheat is often cut and thrashed on the spot where it was grown; the grain bagged and carried to the side of the railway, and then taken to the merchant's granary or the mill, without the trouble and expense of being stacked.

The profitable occupation of the land is much enhanced by the ease with which the growth of wool is managed both upon pastoral runs and cultivated land. The expenses have been lessened by the diminishing rates for inland transit consequent on the introduction of railways. Once on board ship, the charges for freight and insurance for the long voyage are not appreciable as compared with the expense for shorter distances. It is probable that within ten years the yearly clip will be transported to London in large steamers, occupying less than six weeks on the voyage. Wool is at present the principal staple of the colony. The total quantity exported in 1878 amounted to 59,270,256 lbs., of the declared value of £3,292,807. That the quantity of wool has not attained its maximum, may be inferred from the fact, that there has been a constant yearly increase, the amount and value having doubled during the last ten years. In 1868, the quantity was 28,875,163 lbs., and the value £1,516,548. As permanent settlement progresses, and the land is brought under cultivation, a large continuing increase may confidently be anticipated. The indefeasible tenure of the pastoral leases, and the increased rents payable, will also lead to the lessees making improvements on their lands, tending to enlarge their capacity for feeding stock. New Zealand wool stands well in the London market, and is in favour with American manufacturers. When the American tariff as regards wool is adjusted, a large trade between the two countries will be developed, of which the San Francisco mail-steamers have already laid the foundation.

In closing these remarks on this branch of the subject, it is expedient to give a specification of the yearly amount and value of the agricultural and pastoral produce. According to the returns for 1879, the extent of wheat sown was 264,577 acres, and the estimated produce 6,070,599 bushels; of oats sown 277,547 acres, and produce 8,357,150 bushels, over and above 49,187 acres sown and cut as green food or oaten hay; of barley 28,646 acres, and produce 709,465 bushels; of potatoes 17,299 acres, and produce 86,186 tons; of other crops 180,544 acres: the total acreage under crop being 817,810 acres. The estimates of the harvest are under the

average, as the crop was much shaken by a heavy gale when almost ready for cutting. The loss, however, did not prove to be so great as had been anticipated. There were also 53,022 acres in hay, estimated to produce 64,520 tons. In addition to the extent in hay, there were 1,183,078 acres in grasses after having been broken up, and 1,501,651 acres grass-sown lands not previously ploughed, the latter being principally bush-land cleared and burned, and sown with grass-seeds. The total of ploughed land is 2,053,910 acres, and if to that be added the cleared land, there is a total of improved land in the colony of 3,555,561 acres. The extent of land under tillage in Victoria is only 1,420,502 acres; being much less than the cropped land in New Zealand, and not equal to a moiety of the whole land improved. Mr Hayter, the government statist in Victoria, estimates the value of the agricultural produce in 1878 at five and three-quarter million pounds sterling (£5,799,898). Taking the same prices as he has assumed, the total value of agricultural produce in New Zealand for 1879 amounts to £13,785,018, 1s. 7d.; a total more than double that of Victoria. But the prices stated being higher than the average prices ruling in New Zealand, we may deduct 25 per cent., which gives the estimated value of the agricultural produce as ten millions sterling, without including garden and orchard produce. To this may be added a million sterling as the value of the lambs, calves, and foals dropped during the season. There are in New Zealand thirteen millions of sheep, five millions of them breeding ewes. This is only exceeded by New South Wales; so that New Zealand stands second among the Australian colonies for the extent of its flocks. There are also upwards of 130,000 horses, half a million of cattle, and 200,000 pigs and other stock, besides upwards of a million of poultry. The annual production of cheese and butter now exceeds two million lbs. of the one, and five million lbs. of the other. Of cheese, 3020 cwt., of the value of £9373, were exported in 1878, chiefly to New South Wales and South Australia. Of butter, 3105 cwt., of the value of £12,111, were exported, chiefly to New South Wales.

Every attention is now paid to quality in breeding, and colonists do not hesitate to give high prices for good stock. Fine animals have been imported regardless of cost, and at local sales well-bred cattle and sheep fetch high prices. We have seen a short-horn heifer, for which, at sixteen months old, 400 guineas were paid; and we observed from the news-papers that at a sale of stock last March the owner of the heifer sold a bay colt, two years off, to a Canterbury farmer for 210 guineas. In May 1879 the steamer *Hawea* took to Auckland two short-horn bulls valued at £300, and four cows at £60 each, consigned to a settler. At ordinary country sales near Dunedin last April, draught-horses fetched from £36 to £73, 10s.; dairy cows up to £15. The same month, a Clydesdale entire, the Young Prince of Wales, brought at auction at Invercargill the satisfactory price of £580. At the sale of a fine herd at Burnside, near Christchurch, held November 1878, the following prices were obtained: Four yearling heifers—Queen Mary, 290 guineas; May Queen, 300 guineas; Second Duchess of St Albans, 480 guineas; Lady Sale, 145 guineas—total, £1275, 15s., or an average of £318, 18s. 9d. Eleven cows sold for £750, 4s., averaging £68, 4s. per head; seven fillies sold for £716, 12s., or £102, 7s. 5d. per head; nine mares sold for £966, being an average of £107, 6s. 8d. Sundry other lots were sold, realising a grand total of £5086, 3s. 6d. These details, establishing as they do the remarkable progress of the colony in agriculture and stock-owning, combined with the extraordinary development witnessed in trade, mining, and manufactures, must lead to the conclusion that it is specially adapted as a field in which a skilled agriculturist may profitably and successfully employ his ability and capital, and be at the same time engaged in the satisfactory work of assisting in the building up a nation, destined in every way to give a grateful return for his labour, and to maintain the name already bestowed upon it—the Britain of the South.

Many of the pastoral lessees and agriculturists have made large fortunes, several by special attention to stud flocks, reared on a comparatively small extent of land. We could name a few reputed to be worth at least a quarter of a million. One extensive proprietor recently let his lands and stock to his manager, who now pays for his possession, which is one of the finest in the country, a rent of £20,000 a year. Improvement by planting, fencing, and cultivation is carried on generally with great spirit. Elegant houses, fitted up with all the appliances necessary for comfort and refinement, have been erected in many quarters. We annex an illustration of Otekaike House, formerly alluded to, the seat of the Hon. Robert Campbell, in proof of what is stated.

It will be a fitting wind-up of the reference to land and agriculture, to give a sketch of the extent of land in the colony, and how it is occupied. Of the whole area of the colony, extending over 64 million acres, only 14 million acres have been sold or otherwise disposed of up to June 30, 1879. The total area open for sale was then 13½ million acres, and there was a further area of 20 millions reserved or held under lease. Over and above these extents there is the native territory, almost in its natural state, and lands sold by natives to Europeans, about 16 million acres. In the South Island, land most advantageously situated for agriculture has been mostly taken up, but the pastoral country will eventually be disposed of in freehold as small sheep farms. There are also extensive tracts of forest or bush land in both islands, ultimately to be made productive. There is therefore ample room and verge enough for the profitable industry of a population to be numbered by millions, all living in comfort, under institutions and laws of their own, free, enlightened, and independent.

The scarcity of animal life which prevailed in New Zealand at the period of its settlement is now being

completely removed. Great attention is paid by the settlers to secure

Otekaike House, Otago.

Mason, Wales, &c Stevenson, Architects.

stock of various breeds, of the purest strain and highest quality. There is a Canterbury Herd-book now in its fourth volume, and a New Zealand Stud-book of Draught-horses has been published. Breeders also print their own private catalogues, in which are specified the descent of short-horns from the Duchess, or the Butterfly, or the Duke of Geneva, or Royal Princes, with as much scrupulous exactness as if they were tracing as heralds the pedigree of some noble lord whose ancestor came in with William the Conqueror. Agricultural and pastoral associations have been formed in the different provincial districts, the leading one being that of Canterbury. Their usefulness has been increased by the passing of an Act, the Agricultural and Pastoral Societies Act, 1877, giving encouragement to them by conferring upon them the privilege of incorporation.

The Canterbury Society has above 400 members, and carries on its operations with great spirit. In 1878 their annual show had 1023 entries, and the sum of £1230 was distributed in prizes. The income for the year was nearly £3000. It maintains its own magazine, *The New Zealand Country Journal*, full of sound and practical information. Particular attention is given to labour-saving machinery, three and double furrow ploughs, thrashing and reaping machines, and implements of all kinds, for which valuable prizes are awarded. A newspaper specially devoted to agriculture is also published in Oamaru, and the *Otago Witness* and other weekly papers give prominence to everything concerning this important interest.

The acclimatisation societies also do good work, although in their excess of zeal in the way of introducing British birds and other animals, they occasionally make a mess of it. The Otago Society has stocked the rivers with brown trout, having distributed 100,000 during the last ten years, and also 40,000 ova. In one instance, the Society sent several boxes of trout to a run-holder on the shore of Lake Wakatipu. After a few days the whole disappeared. The following year an old man in Queenstown, a town on the lake side, confessed on his death-bed that he had got up in the night-time and robbed the boxes, placing the contents in a small brook which flowed through his garden. This brook, or creek as the colonists call it, is now full of trout, which grow to a large size. In 1878, 13,000 salmon fry were liberated in the Kakanui River, but it is too soon to say whether the experiment has been successful. Red deer have been bred at Bushy Park, and afterwards driven away among the Kakanui Mountains. Pheasants, partridges, and hares breed plentifully. Starlings have multiplied to an extraordinary degree, proving very useful to the grain growers. Blackbirds are also spreading fast. It is doubtful how far the finches and sparrows introduced are a benefit. The rapidity with which they increase, and the tax they make the crops pay, induce the settlers to look upon them with an evil eye.

But their ravages are nothing when compared with those of another little stranger. Some dozen years ago there was a champagne dinner in Invercargill, when all present magnified their enterprise in having succeeded in importing an excellent immigrant, the English gray rabbit. The newcomers were liberated with much congratulation, on the sandy links on the shore of Foveaux Strait. They speedily took possession of the soil, so congenial for their burrows, and from the mildness of the climate they bred with marvellous rapidity. They next spread up the interior of the province, and disputed the possession of the pastoral runs with the merino flocks. The carrying capacity of the runs was reduced, and it became necessary for a war of extermination to be raised. A number of men, with an army of dogs and cats, have been doing nothing but slaughtering poor bunny for several years. Sometimes as many as 100,000 are killed on one run in the course of a year. In May last no fewer than 300,000 rabbit skins passed the customs at Dunedin. They now form an article of export, and the proceeds very nearly cover the cost of killing. The total number exported in 1878 was 3,976,409, valued at £33,460. The Maori hen, or *weka*, is a most determined enemy of bunny, and vigorously attacks and destroys both old and young. Parliament has lent its aid by passing an Act to provide for the destruction of rabbits, under which districts may be proclaimed, an assessment not exceeding one halfpenny an acre levied, and measures taken in common to eradicate the pest. This prevents a negligent landowner injuring his neighbour. It is also declared to be a criminal offence for any person to liberate rabbits on land, as it was ascertained that parties were found who carried away rabbits, and liberated them in country not previously affected with the plague. A bonus of a halfpenny per skin is paid by the government for every rabbit skin exported. By latest accounts it is found that grain steeped in a preparation of rhodium and phosphorus has proved especially destructive at a small cost. The poisoned wheat is placed in small heaps of twelve or fifteen pickles, which are devoured greedily by the rabbits with fatal result. The true remedy is, however, the cultivation of the land. An occupier of two or three hundred acres has no difficulty in protecting himself and keeping them under. On that account, as the rabbits have been the means of inducing owners of extensive fertile tracts of country, hitherto kept only for pastoral purposes, to break up their large estates into small farms, and sell them to agricultural settlers, they are now jocularly but

appropriately called 'The people's friends.'

Chapter VII. Gold.

WHEN the news of the discovery of gold in Gabriel's Gully was made known, it created a great sensation. The previous indications obtained in the Lindis district had not taken possession of the popular mind. It was far away, but here was the precious metal in fabulous quantities within fifty miles of Dunedin. The arrival of the first escort, dashing into the town at a smart trot with drawn sabres, guarding the small iron boxes filled with the treasure, excited the very dullest. It was no dream. These were the proceeds of merely turning over the surface of a quiet valley, shewing how practicable it was for any person to solve most satisfactorily, that vexing problem continually agitating men's minds, How to get rich in a hurry. The town became deserted, and the labourers left their fields. All hastened to El Dorado. Tents were pitched, and the shovel and pick brought into full play. The settlers who possessed a team of bullocks, hastened to participate in the golden harvest, by transporting provisions to the motley multitude at a heavy ransom. Fifty pounds a ton was paid for the carriage of flour. The grassy gully was everywhere riddled with varying success, and its pure stream converted by the washings of the soil into a muddy rivulet.

In a short time many tired of the hardships, or were driven back by the enormous expense of living. Labour resumed its usual course, and the field was gradually left to the possession of those who followed the pursuit of gold as a calling, or who were fascinated by the lottery-like nature of its rewards. New rushes brought a large mining population into the country. Steamers were laid on between Melbourne and Port Chalmers. Commercial men came over in crowds to share in the general prosperity, and trade received a powerful impulse. The strangers all brought money with them, and the wealth of the community was suddenly increased. Large sums were offered for business sites in Dunedin. One staid shopkeeper, who occupied premises at the corner of a street, was offered thousands for his shop. He drove the offerer out with indignation, saying, 'Ye canna have made your money honestly.' The hardy gold-seekers opened up the whole interior of the

Sluicing for Gold, Otago.

country, paying at first in many places above £100 a ton for the transport of provisions. By-and-by things settled down. Roads were explored and carrying became systematised, heavy English waggons and teams of ten powerful draught-horses being used. Prices fell to a tenth of what they were. In wild, mountainous districts goods were packed, and the Otago pack-saddle became so noted that it was used as a model by the Imperial government in the Abyssinian war.

Altogether the yield of gold in the colony since its discovery has amounted to 35 millions sterling, no insignificant contribution to the wealth of the world. The production of gold is now a settled industry, employing directly and indirectly 50,000 people, or a tenth part of the whole population. This field of labour is by no means exhausted, as the gold-bearing reefs may be said scarcely to be touched, the attention of miners having been chiefly confined hitherto to alluvial diggings. The settled steadiness of the yield may be judged of by the returns for the five years ending in 1878:

Gold-seeking has been on the whole a very precarious means of gaining a livelihood. The average return obtained by the miners is about £97 per man annually. While some have obtained prizes, numbers have toiled for years and earned a bare subsistence, sometimes not that. The patience and brave spirit displayed in general are very great. The hope of ultimate success has sustained many in expending money and toil for months in arduous works without return. Occasionally a mine apparently barren takes a capricious turn, and becomes what the miners term 'a jeweller's shop.' Labouring men are enriched in a day, but they are very apt, enticed by their success and their sanguine nature, to enter into fresh speculations, and lose all they have made. We met a stone-cutter last year who had been in the earliest rush to the Shotover, a river whose very sands were golden. It flows in a deep rocky gorge, and wherever the miners could get a chance of laying bare a part of the channel, the yield of gold was astonishing. The stone-cutter realised more than £20,000. He then conceived the bold idea of diverting the course of the river, and gathering the untold wealth in its old bed. He employed a number of men in the work at £5 and £6 a week of wages, spent all his means, and at the moment when he expected to reap the rich reward of his determined perseverance and skill, the turbulent river came down in heavy flood in a night, and swept all his expensive works away. He was completely ruined. He bore his loss like a man, and fell back on his trade, which he had learned in New York. He is now the lessee of a government quarry of freestone, which he hopes to bring into remunerative use, now that railway communication is open with Invercargill and Dunedin.

The great wealth of some of the quartz reefs still entices hundreds in the search for gold, and the occasional find of a vein, highly auriferous, rewards their labour, and leads to the formation of joint-stock companies, by means of which that branch of the mining industry is now chiefly carried on.

Besides the quantity of gold exported, as above specified, there is a considerable amount used up in the colony. In 1877, this was estimated at 18,000 oz. In 1878 it was less. Although 1878 shews a falling off in the yield as compared with the previous year, the secretary for the gold-fields reports (20th August 1879) that 'the history of the gold-fields during the past year reveals encouraging features of progress in several districts.' The falling off has been chiefly in the quartz-mining, arising from the withdrawal of capital in consequence of the restrictive policy of the banks, rendered necessary by the financial crisis in England. The demand for labour on the public works also operated in temporarily withdrawing men from mining. The actual number of miners employed on 31st March 1879, was 14,297. Of these, 3000 are Chinese, of whom about three-fourths are in Otago. They are the gleaners of the field, generally working in associated parties, and almost always on ground which has been abandoned by the European miner. Their patient industry, method, and co-operation enable them to achieve results surprisingly successful. They are brought into the colony by leaders who regulate their location. Several hundred are occasionally landed at once, who string away in Indian file through the streets to their appointed lodging, each in his national dress, carrying his bundle. In a year or two they return to embark for the Flowery Land with a little fortune of £100 or £200 apiece, clad in comfortable woollen garments, instead of the wide cotton nankeens. With their means, on reaching their homes, they pass among their poorer fellow-townsmen as comparatively rich men. The Chinese population are thus in a constant state of fluctuation.

Machinery now performs an important part in the seeking for gold. There are 66 steam-engines at work in winding, crushing, and other operations, 88 water-wheels, and about 15,000 sluices. The approximate value of the mining plant is £470,220. There are 5350 miles of water-races, some of them being 20 miles in length. The government has assisted several of the more important races by contributions of capital. The Waimea-Kumara race enables 723 men to prosecute an industry yielding about £120 per man. The Nelson Creek race enables 67 men, after paying for water, to make the very high average of £239 per man. The number of mining companies registered is 343, with a paid-up capital of £3,059,758.

The hardy miners, with their accompanying traders, were the real pioneers of the interior of the country. It was by them that the almost inaccessible valleys in the back-country of Otago were explored. It was they who landed on the unknown west coast of the South Island, and transformed its strip of country, 10 to 20 miles wide by 300 miles long, covered with dense forest, and having the disadvantage of a heavy rainfall, into a scene of energetic industry, with towns, roads, and harbours. Their latest achievement was settling the Thames gold-field in the North Island, giving a yearly return of £300,000. The state has done its part in endeavouring to secure many of the miners as permanent settlers. On the gold-fields, lands have been set apart for agricultural lease, whereby a miner may take up a section of 320 acres, convertible into freehold in the same way as the land occupied under the system of deferred payments. Hitherto these leases have been chiefly available in Otago, where 92,000 acres have been taken up. The land so occupied near Queenstown is famous for its wheat crops. Milling wheat grown there, 1070 feet above the level of the sea, 50 bushels to the acre, thrashed in the open air immediately after reaping, is among the exhibits at the Sydney Exhibition. There are 16,000 acres leased in the Nelson district, and 4000 in Auckland. A large extent, 100,000 acres, is open for selection at the Thames, Auckland; but the land is inferior, and very little of it as yet made accessible by roads. However, a fine district there is about to be opened up. Twenty thousand acres of the Te Aroha alluvial lands have been surveyed into sections, varying from 100 to 300 acres each. This block has the advantage of the

The Grey River, West Coast.

natural highway of the branches of a navigable river, and it will be open for application as soon as several main outfall drains have been cut through the swampy part of the plain.

In Otago during 1878, a total area of 180,000 acres, in sixteen different localities, has been set apart for settlement. This is nearly all now surveyed, and ready for selection. Fully one-half is arable, and has been surveyed into sections not exceeding 320 acres each; and the remainder, consisting principally of hill-sides and mountain-slopes, into grazing farms of from 1000 to 4000 acres each. Mr M'Kerrow in his report pertinently adds: 'These figures present large possibilities in the way of settlement.' The right to apply is not restricted to miners, but the land is open to all comers, and may be offered on immediate or deferred payments, as well as agricultural lease.

Chapter VIII. The Cities—wealth of the

Inhabitants.

THE flow of these three great streams of production, wool, gold, and grain, into our cities, and the reflux tide of merchandise, speedily created commercial centres of importance, in which manufactures of various kinds have taken healthy root. The leading cities are Dunedin, Christchurch, Wellington, and Auckland, in which are to be found capacious and elegant warehouses filled with goods from all quarters, a complete division of labour in retail shops, and a bustle and enterprise, the indications of a large and profitable trade. About half of the population of the colony are dwellers in towns.

The quickness and stability of the growth of these colonial towns are very striking to a thoughtful immigrant from the old country. Take Dunedin as an example. It was originally to have been named New Edinburgh, but by a happy suggestion of Dr William Chambers, its name was changed to Dunedin, the Celtic designation of Edinburgh. The suggestion was conveyed through the medium of a New Zealand journal published in London. Created a municipality in 1865, fourteen years ago, it has merged from its primitive condition of a small, roadless village by the sea-side, to a handsome city, about three miles in length, having 22 miles of well-paved, well-lighted streets,

Princes Street, Dunedin.

and owning an annual income from various sources of £80,000. The ratable value of property within the city for 1879, was £281,000, which at twenty years' purchase makes the value of real estate within the city upwards of five millions sterling. The water-works, including a large extension just being completed, together with the gas-works belonging to the corporation, may be valued at £250,000. Numerous fine buildings, built of Oamaru stone, a cream-coloured calcareous freestone, capable of the same delicate carving as Caen stone, and partly of basalt and a volcanic breccia, adorn the city. The corporation offices, recently erected, with a fire-brigade station attached, cost £18,000. To complete the design, a town-hall is being added, at a cost of £17,000. In the meantime, the Garrison Hall, belonging to the volunteers, serves for all the purposes of a town-hall, being admirably adapted for public meetings, concerts, and other social assemblies. It is at once a monument to the public spirit of the volunteers, and a great ornament to the city. Substantially constructed of stone, with slated roof, the battlemented and turreted building is most appropriate and pleasing in its design. The basement floor is used for offices and a gun-room. Above there is a spacious hall, 100 feet long by 62 broad, exclusive of a semicircular platform, 18 feet deep. It has also a gallery 9 feet deep, ingeniously supported by brackets, so as not to interfere with the space below. The library, 50 feet by 19 feet, can be used as a refreshment room, and there are retiring rooms and other apartments. Here and in the other chief cities, the advance in the style, size, and accommodation of private structures within the last ten years has been very remarkable. Conspicuous among these are the banks and the insurance companies' offices; while the warehouses of the principal merchants, towering four stories in height, vie with them in beauty of design and solidity of construction.

The outward marks of wealth and prosperity, attracting the notice of strangers, are by no means deceptive. The inhabitants of New Zealand are as a community rich in this world's goods. The official estimated value of real estate in New Zealand is fifty-one millions without improvements. With improvements, it is under the mark to value it at eighty millions. The value of the sheep, horses, cattle, and other stock is understated at ten millions. The shares in public companies amount to at least five millions. Shipping and machinery are worth a million. Other movable estate may be reckoned at fifteen millions; and besides all these, there are eight millions of deposits in the banks, and a million in the savings-banks. All this makes up a total of 120 millions sterling. A considerable amount of English capital is fructifying in the colony, which should be deducted in order to ascertain the net wealth of the population. Taking this at

Garrison Hall, Dunedin.

Mason, Wales, &c Stevenson, Architects.

the high estimate of twenty millions, there is a balance left, as the value of the means and substance of less than half a million of people, of one hundred millions, a state of affairs highly creditable and satisfactory.

To those who know the general tone which pervades society, it is difficult to imagine a community where life is so thoroughly enjoyed, and where comfort is so widely diffused among all classes. The homes of the

working-classes are generally models of neatness, and their wives and children are always tidily and often elegantly dressed. In the abode of many a man of comparatively limited means, the tones of the piano will be heard, adding the charms of music to the other elements of cheerfulness and content. Last year, 1242 pianofortes, of the value of £42,400, were imported, and also 694 packages of other musical instruments, valued at £21,000.

South British. Insurance Company's Building, Dunedin.

As the people have increased in wealth, they have naturally engaged in numerous enterprises in which their means could be profitably used. Next to the building trade, with its array of carpenters, bricklayers, masons, and other artisans, all of whom do well, earning from ten to fifteen shillings a day, comes the printing-press. Scarcely has a township been formed in the colony before some enterprising member of a 'chapel' breaks off from being a journeyman and establishes a broadsheet on his own account. Every person in business is bound to advertise; and as there is little change in these notices, the outside pages are usually kept as standing matter. The inner pages are devoted to new advertisements and a modicum of news. As the town improves, the newspaper is enlarged until it attains a respectable size. These country papers are usually sold at sixpence a copy. In the large towns, the penny sheet has forced its way, and is found in every cottage. The *Evening Star* of Dunedin has a daily circulation of upwards of 6000.

The income of some of the morning papers amounts to a large sum. At one time, in the height of the gold-fields fever, the Otago *Daily Times* had an annual revenue of £25,000. The expenses are correspondingly large, but on the whole the press holds its place, although the cost is considerably increased by the enlarged expenditure for telegrams. With a population not so numerous as that of Glasgow, the colony has 120 newspapers of all kinds, while Glasgow has only 25. The 12 printing-offices in Dunedin employ over 300 hands, besides a large army of newspaper runners, by whom the daily papers are delivered from door to door. Exclusive of the numberless papers delivered by the runners, there were four and a quarter millions despatched through the post-office in 1878.

Chapter IX. Shipping and Manufactures.

IN a country where for a number of years the sea was the best highway from one town to another along the coast, it was certain that shipping would early receive attention. The whole trade of the colony was at first carried on by small schooners, built and owned on the spot; but now the distant traffic is absorbed by the powerful fleet of clippers belonging to the Albion Shipping Company and the New Zealand Shipping Company, both of which, as well as the London firm of Shaw, Saville, & Co., maintain a constant communication between Great Britain and New Zealand. The local traffic is chiefly in the hands of the Union Steam-ship Company, whose well-appointed vessels ply weekly between the various ports of the colony, and also between New Zealand and Tasmania, Melbourne, and Sydney. Communication by steamers between Dunedin, Christchurch, and Wellington is oftener than once a week.

From its configuration, New Zealand is bound to develop into an enterprising and powerful maritime country. On 1st January 1879, there were 434 sailing-vessels, with a tonnage of 35,420 tons, and 107 steamers, with a tonnage of 11,545 tons, on the colonial register. Since then, important additions have been made—two of which, the *Rotamahana*, 1800 tons, and the *Te Anau*, 1600 tons, may be specially mentioned. These fine steamers are to be placed on the round service from Sydney to Dunedin, and on to Hobart Town and Melbourne; and back from Melbourne to Sydney, *viâ* Hobart Town and New Zealand ports. The total shipping inwards in 1878 was 926 vessels, having a tonnage of 456,490 tons; and outwards, 886 vessels, with a tonnage of 428,493 tons. The trade coastwise occupied 17,071 vessels, including their repeated voyages, with a tonnage of a million and a quarter.

The principal trade is with the Australian colonies as regards number and tonnage of vessels, and next with Great Britain; but the trade with the latter stands highest in value. There is also direct trade with the Pacific Islands, including a service to Fiji (101 vessels); with the United States of America, China, Bengal, Singapore, the Mauritius, South American ports, Java, France; and 13 vessels with a tonnage of 3423 tons, for the whale fisheries. It appears to be a mere question of time when steam, like Aaron's rod, will swallow up the whole of the traffic now carried on by sailing-ships.

Just as the wooden walls have been superseded by iron ones, so these latter must give way to large steamers

built of steel, accomplishing the voyage to the antipodes, now occupying three months, in less than one half of that time. The greater comfort to passengers, the quickness of the journey, and the saving of interest arising from the shorter time of the transit of gold and valuable cargo, must ere long lead to a total revolution in the carrying trade, which will have the tendency to equalise prices between Great Britain and the colonies, and expose farmers and manufacturers in the home country to a new competition ever growing in keenness.

National Bank, Oamaru.

R. A. Lawson, Architect.

The advance in agriculture and the facilities afforded to trade by increased shipping were sure to lead to other enterprises. The produce of the fields required to be converted into flour and meal, and mills began to be erected in different places. At first there was a prejudice against New Zealand flour, partly on account of defects in the manufacture, and nothing would go down but Adelaide or San Francisco flour, of which considerable quantities were imported for the supply of the mining districts. Miners as a rule are very particular in regard to the articles consumed by them. They will have nothing but the finest bacon from Belfast, the best flour, and the best brands of all liquors. A landlady in a mining town boasted that she gave her boarders 'potted photographs' to breakfast, meaning *pâtés de foie gras*.

A large import trade grew up, and the importers being generally the leading men in the towns, they were averse to the channels of their traffic being narrowed by the encroachments of local production. The latter by its inherent force has at length triumphed, and our corn-growers and millers have driven the foreign commodity out of the market. In Oamaru, the centre of the finest wheat district, there are six large steam-mills, some of them four stories in height, and a large export trade. A considerable amount of business is transacted, and all the banks in the colony have established branches here. Throughout the colony, according to the census of 1874, we had 80 grain-mills, employing 214 hands, and turning out 40,000 tons of flour and meal in the year. As if so much food required something to wash it down, we had 82 breweries, employing 430 hands and 200 horses, and producing in the year four and a quarter millions of gallons of beer. The equable climate is peculiarly suited for the process of brewing, and there is a plentiful supply of excellent barley. Other manufactures arose. There were 110 flax-mills, employing 1081 persons, and producing 4255 tons. Altogether there were 657 manufactories of various kinds in the colony, employing 8194 hands. Among the numerous manufactures may be mentioned paper-mills, brick, tile, and pottery works (84), candle and soap works, clothing and boot factories, hat and cap making, coach-building, and sixty-seven printing establishments.

The returns of the exports for 1878 shew a great decrease in the flax manufacture. A sudden development had taken place in the belief that the more economical processes recently followed would enable the *Phormium tenax* to compete successfully with the Manilla fibre in the English market. The account sales have dissipated this faith, and the rush into flax-dressing has ebbed as quickly as it flowed. The total export for 1878 was only 633 tons, of the value of £10,759. It is probable that the imperfect preparation of many of the samples previously may have lowered the price, and led to the manufacture being unprofitable. There is no reason to doubt the value of the fibre, but the problem how to get rid of the succulent part of the leaves cheaply seems yet to be solved. In the inquiries made by Sir Julius Vogel, in the United States in 1871, he exhibited a sample prepared by the natives of the Wellington province. A leading rope-manufacturer said: 'This would make the very best rope known. It would rank up to first-class Manilla.'

New Zealand Flax (*Pliormium tenax*).

The leaves of the plant are perennial, sword-shaped, from five to seven feet in length, with a dark purple flower-stalk, rising to ten feet in height. Captain Cook, with his usual accurate observation, says: 'The country produced a grass plant like flax, of the nature of hemp or flax, but inferior in quality to either; of this the natives make clothing, lines, nets, &c.' It is easy of cultivation, and when its preparation can be managed at less than its present cost, its commercial value will be increased. The stockman often makes his whip from its leaves. The labourer on a journey uses a strip to tie his swag together. It comes in handy to the waggoner to mend his harness by the wayside; and the schoolboy finds it serviceable in the manufacture of his long reins for his juvenile four-in-hand. The tall flower-stems fastened to cross-rails by pieces of the leaves, make a poultry-proof fence for the cottager's garden.

It is a noteworthy circumstance that the young women in the colony prefer employment in factories and shops to domestic service, although the latter is highly remunerated. The time of work being restricted by law to eight hours, they have the advantage of long evenings at home, a trip by steamer, or a pleasant picnic on the

public holidays, and they feel themselves more independent.

The 'village blacksmith' is always an important artisan, and his forge is amongst the earliest adjuncts of civilisation. Rapid progress has been made in this industry. The little shops have developed into great establishments. In 1864, when the foundation-stone of the Exhibition building was laid, there were only sixty iron-workers in Dunedin in the procession; now there are 600 hands in the six foundries there. With all that increase the trade is but in its infancy, and it is certain to take deep root and flourish more and more, owing to the peculiar fitness of the colony for its extension. There are already 22 iron-foundries in the colony. At these establishments machinery of all kinds is constructed, such as machinery for flour-mills, oatmeal-mills, paper-mills, flax-mills, saw-mills, gas-works, water-works, harbour-works, tanneries, soap-works, coal-pits, wool and sheep washing, auriferous quartz and cement crushing; as well as plant for breweries and boot-manufacturing, and iron-work for bridges. Besides these articles, land and marine steam-engines and cranes are constructed. One 40-ton crane used in the building of the breakwater at Oamaru was successfully made by Kincaid & M'Queen of Dunedin, it being doubted at the time whether so large a machine could be constructed in the colony. The same firm has also built several steam-vessels for the coasting-trade, and amongst others the steam-dredge *Vulcan*, for Dunedin harbour, at a cost of £20,000.

The great drawback this promising industry has to contend against at present is, that the raw material has to be imported; but there is a certain prospect that this difficulty will ere long be completely obviated, when the trade will be largely extended, able to satisfy the growing demand for machinery in the sister colonies and in the fertile islands of the Pacific. Almost every known variety of iron ore, both granular and massive, has been discovered in the colony; but enterprise and capital have not yet been turned in that direction. In the province of Nelson, at Para Para, there is an extensive field of hematite of superior quality, the deposit covering 50 acres, and being 100 feet in thickness. There is in the vicinity abundance both of coal and lime, adapted for the successful smelting of the ore. The area near Collingwood, occupied by a similar formation, is about ten or twelve square miles. Good ore exists also in other quarters. In opening the Collingwood coal-mine, three distinct veins of black-band iron ore, from a foot to one foot four inches in thickness, were gone through. In order to stimulate this industry, the government have wisely invited tenders from iron-masters for the manufacture of 100,000 tons of steel rails in New Zealand, and have offered to pay one-half of the cost of conveyance by sea of the workmen to be engaged in the manufacture. Then as regards coal, the colony may be said to be one large coal-field from one end to the other. Deposits of lignite or brown coal, so much in use in Germany and on the Danube, are found everywhere; and there are also rich beds of other coal, for the profitable working of which steps are now being taken. In seven collieries in the vicinity of Dunedin, there are about 250 men employed, putting out upwards of 50,000 tons of coal annually, which sells in town at 13s. and upwards per ton, including railway freight. This industry is extending rapidly in Canterbury, Otago, and the west coast, and promises to assume large dimensions, likely to employ a large number of hands, and to add materially to our exports.

One branch of the iron-working deserves special mention on account of its peculiar bearing upon agriculture. Labour-saving machinery is much in demand. Eighteen hundred new 'reapers' and binders were introduced into the colony in 1878, at a cost of over £100,000, which did good service in the last harvest. At the Exhibition of the Canterbury society, November 1879, prizes were offered for forty-one distinct classes of implements, from the three-furrow plough to the cheese-vat. The demand has led to colonial manufactories being started. A single instance may be given. Two hardworking ingenious men, Messrs Reid & Gray, commenced several years ago as implement-makers in Oamaru, in a comparatively small way. They did so well there, that they established themselves afterwards in Dunedin, with branches in the agricultural districts of Oamaru, Timaru, and Inver-cargill. Last year they made and sold 1100 double-furrow ploughs, besides a number of single and three furrow ploughs, 350 reaping-machines, 50 chaff-cutters, 90 horse-powers, 400 sets of harrows, 40 seed-sowing machines, 280 farm-drays, 50 rollers, and a host of smaller articles. They employ 175 hands, mostly at high wages. It will be noticed that the double-furrow plough, owing to the ease with which it turns over the land, is the favourite in the colony. This enterprising firm has not the whole field to itself; but competitors in the same line of business are found both in Dunedin and in the other cities. A three-furrow plough in the colony costs £26, and a double-furrow £20.

Other branches of local industry followed, which are rapidly growing and bearing good fruit. Not the least promising of these is the woollen manufacture. There are now four such factories in the colony, all doing well. One may be selected as a sample, 'The Mossgiel Woollen Factory Company (Limited).' The manufactory is situated about ten miles south from Dunedin, at the head of the Taieri Plain; and first-class tweeds, blankets, shawls, yarn, and hosiery are made from wool grown in the province, pure cross-bred and merino. About 150 hands are employed, receiving good wages: the girls and young men ranging from 10s. to 30s. per week; boys from 10s. to 15s.; men from 36s. to 70s. The capital invested in the concern is £60,000, and the dividend declared at last meeting was 10 per cent. About 1200 bales of wool are consumed annually, and the demand for

the goods is greater than the supply. Although colonial wages are higher than home wages, yet this is not of so much importance where the bulk of the work is done by machinery; and the local Company has an advantage in obtaining a supply of the raw material on the spot, not subject to the cost of shipment and commissions, which do not average less than 10 per cent, on the price. The quality of the goods in their Dunedin warehouse can scarcely be surpassed. In the large works belonging to the skilful and enterprising men in the south of Scotland, the pattern-books may exhibit considerably greater diversity of design; but the colonial manufacture is not deficient in good taste, and from the present small beginnings in New Zealand, there may spring up shrewd and active competitors able to meet Tweedside and Yorkshire in the markets of the world. The workmen take a great pride in the success of the concern. On the occasion of a visit of the Provincial Council several years ago, they had the walls of the large room decorated with samples of their work, and the significant motto, 'All our own Yarn.'

The success of these undertakings is leading to the erection of other woollen factories. Messrs Ross & Glendining of Dunedin have just completed a spacious building, two stories, with a frontage of 55 yards, equipped with the best machinery, in the Kaikoraï valley, near the Kaikoraï flannel manufactory already in successful operation there. The exhibits of the Mossgiel Company, and of the Kaipoi Woollen Manufactory, Canterbury, have attracted much notice at the Sydney Exhibition, the good taste displayed in the patterns of the tweeds being specially admired.

The timber-trade is now assuming large proportions. In Dunedin, Guthrie & Larnach's Timber and Wood-Ware Company (Limited) employ 700 hands. The manufactory of wood-ware is replete with the most improved American machinery, and doors and sashes, as well as more expensive furniture, are rapidly becoming articles of commerce. They are using native woods of various colours in cabinet-making, with a very pleasing effect, and have produced some beautiful designs for the Sydney Exhibition. One cabinet is a rare piece of art workmanship, with clever carving. It comprises 8508 pieces of various woods. There is also a drawing-room suite, made of New Zealand silver birch, ebonised and gilt, upholstered in crimson and gold brocatelle. In the same trade there are also several leading houses both in Dunedin and the other cities, and some of the best London workmen find employment at high wages. In time, our wood-ware, our window-sashes and doors, our inlaid furniture, and tables of beautifully marked New Zealand timber, will swell the list of our exports. Already some branches of production, only in their infancy, add no inconsiderable items in the year's account. In 1878 the tanneries exported hides and leather of the value of £28,140, besides supplying a large local demand. This is exclusive of 180,000 sheep-skins exported, valued at £16,346. The gum-diggers of Auckland produced 3445 tons kauri gum, valued at £133,000. The timber trade swelled the exports with the value of £40,000. Seal-skins numbered 820; and of sperm and whale oil there were shipped 55,000 gallons, of the value of £10,000. In minerals, chiefly manganese and silver, but including also antimony, lead, copper, and spelter, there was a value of £16,861 exported. In addition to the agricultural produce previously mentioned, there were shipped bran, pearl-barley, grass-seeds, linseed, hay, hops, honey, bees-wax, lard, onions, and potatoes, of a total value of £50,300. There were 9370 tons of the potatoes, valued at £4 per ton. The European manufacturers of inlaid furniture received 26 tons of pearl shells, at a cost of £2400; and the Chinese collected and sent to China 2054 cwt. of fungus, valued at £5178. These items shew the varied character of the products of New Zealand, all capable of large increase in the future.

In both islands there have been successful experiments in sericulture. The white mulberry grows vigorously in the neighbourhood of Auckland, and if the wives and families of the settlers were to devote their attention to the rearing of silkworms, they would reap substantial profit from their industry. Two cases have been sent to Sydney—one from Mr Richard E. Graham of Auckland, containing very beautiful silk from 1000 worms reared by him; and the other from Mr David Nairn of Christchurch, containing the product from worms reared in Canterbury.

Chapter X. Banks and Financial Companies.

THIS sketch of the trade of the colony would be incomplete without a slight glance at its monetary institutions, and other joint-stock companies of a financial nature. The banks are partly local, with resident shareholders, and partly foreign. The two purely local banks, namely, the Bank of New Zealand and the Colonial Bank of New Zealand, transact more than one half of all the business; the former, established nearly twenty years ago, having numerous branches, and the largest proportion of business. The National Bank of New Zealand is a London establishment; with a proportion of shareholders in the colony. The other banks, which are branches of Australian banks, are the Union Bank of Australia, the Bank of New South Wales, and the Bank of Australasia. The whole banks have amongst them a circulation of notes amounting to a million sterling. The total deposits amount to nearly eight millions. The notes and bills discounted amount to six and a quarter

millions, and other debts due to the banks to seven and a half millions. The total capital of the banks is about five and a half millions, besides two millions of reserve. Several of the banks have English deposits, which are probably not included in the colonial returns. They all pay dividends to their shareholders, varying from six per cent, to seventeen and a half per cent., the oldest bank paying the highest dividend. They are well managed, and possess the confidence of the community.

There being no colonial clearing-house, the banks require to keep a large amount of coin and bullion on hand, usually not less than one and three-quarters of a million. The want of a system of clearing is a defect in colonial banking. There is continually seen the anomaly of one bank importing sovereigns from Melbourne, and another exporting them. In 1878 there were three hundred thousand sovereigns imported, and one hundred and five thousand exported. It is also attended with the evil of considerable parcels of gold being scattered about in the small seaport towns, offering a tempting bait to an enemy's cruiser in the event of England being involved in war.

These institutions occupy the most central sites in the various towns. Their buildings are elegant and commodious, rivalling each other in architectural display. We annex an illustration of the Colonial Bank's premises in Dunedin, formerly occupied by the Otago University; but the site being in the central thoroughfare, it was found to be unsuitable, and was sold to the bank by the Council, that they might enjoy academic quiet in a new Gothic structure in the valley of the Water of Leith.

At one time the colony was dependent on English companies for its insurance, but the traders have now taken this branch of business very much into their own hands. There are six local companies, having a subscribed capital of seven millions, a paid-up capital of half a million, and a reserve of £350,000. They have on the whole been successful, although some seasons sufferers from marine risks. The fire premiums are high, varying from 10s. to 15s. per cent, on common risks. Both banks and insurance companies are excepted from the operation of the Colonial Joint-stock Companies Act. Each bank has its own special act, under which the liability of the shareholders is limited to twice the amount of the subscribed capital. The liability of the shareholders in the insurance companies is unlimited. The insurance companies usually invest their capital and reserve in mortgages, retaining a sufficient balance with their banker to meet demands.

In the colonial share list are to be found shipping companies, coal companies, and quartz-mining companies; but the class of associations of next importance to the banks and insurance

The Colonial Bank, Dunedin

companies is that of the investment companies. They have been formed chiefly for the purpose of granting loans on real estate, and thus relieving the business of the banks from deadweight. There are five British investment companies, with an aggregate subscribed capital of four and a half millions, and a paid-up capital of half a million. There is one local, the Equitable Investment Company of New Zealand, having a subscribed capital of £75,000. They have been uniformly successful and dividend-paying, the older companies paying twelve and a half and fifteen per cent. The greater part of the funds is invested on the mortgage of real estate, and is composed chiefly of deposits obtained in Scotland, where the rate of interest and the security offered appear to be more appreciated than in other parts of Britain. The ordinary rate of interest paid on deposits is five per cent., but in some cases the deposits are obtained for less. The rate of colonial interest, varying from seven to ten per cent., affords a profitable margin in favour of the shareholders of the companies.

Chapter XI. Railways, Telegraphs, and Post-Office.

WE have now sketched briefly the political history of the colony, the settlement of the people on the land, their progress in agriculture, and the consequent growth of their manufacturing and commercial interests, and we are led to consider next the present condition of the islands, their public revenue and expenditure, their undeveloped resources, and their possible future. While the provincial governments had the control of their respective land funds, large amounts were annually expended in the formation of roads, building bridges, and carrying through other public works. In Canterbury, the local government, under the presidency of Mr Moorhouse, had the boldness to expend a quarter of a million of money in connecting, by means of a railway tunnelled through the high intervening range, the seaport of Lyttelton with Christchurch, the provincial capital. The local road-boards also constructed a great length of good roads. Many of the works executed were creditable specimens of engineering. We append an illustration of the Wanganui Bridge, constructed by the

provincial government of Wellington. The general government

Wanganui Bridge.

have since 1870 constructed up to 30th June 1879, 1145 miles of railway, at present in actual operation. The longest continuous line is from Amberley, 34 miles north of Christchurch going south, *viâ*, Christchurch and Dunedin, to Kingston on Lake Wakatipu, in the interior of Otago, a total distance of 491 miles, as far as from Edinburgh to Dover. There are also 230 miles of branch-lines. The total length of constructed lines in the South Island was, at 30th June 1879, 809 miles. The Christchurch and Dunedin trunk-line also forms a continuous service to Invercargill and the Bluff, the most southerly harbour, where the English mail, *viâ* Suez, is landed, and afterwards sorted in the railway post-office van while on the journey. There is thus a considerable saving in the time of distribution of letters and papers. It is only about two years since the gaps in this trunk-line have been completed, and already the amount of traffic is surprising, accompanied, as it has been, by a constant grumbling and outcry for more waggons and locomotives to meet the urgent demand. While we write, no fewer than 99 separate passenger and goods trains depart from and arrive at Dunedin station daily.

The gross revenue in the South Island last financial year was £601,181, which, after defraying all working charges, left a free balance of £172,682 available towards payment of cost of construction, being at the rate of three per cent, for the year. The number of passengers carried during the year was 2,018,871, which is tantamount to every man, woman, and child in the South Island having each enjoyed eight railway trips in the course of the twelvemonth. In the North Island the gross receipts have been £156,762, and the working charges and maintenance £116,879, which leaves a smaller proportion of free revenue than is the case in the busy South Island. The difference arises from the fact of the railways in the North Island being as yet only fragmentary and isolated portions of a grand scheme.

The total cost of construction of the railways up to date, has been in the South Island £5,757,188, and in the North Island, £2,300,000, making a total expenditure of £8,057,188, say 8 million, or an average of £7000 a mile of constructed railways, a remarkably low average when the difficult nature of part of the country, involving heavy works, amongst others several expensive tunnels, is considered. The traffic receipts are increasing rapidly every month, and the gross revenue for the current year has been estimated by the Hon. Mr Macandrew at £950,000. This is more than ten per cent, on the capital cost, a proportion England has not yet reached after forty years' growth. The working expenses in the colony in proportion to the traffic are greater than in England; but as the development of the traffic proceeds, the proportion will become more favourable. At present, the cost of maintenance and working charges is 70 per cent, of the gross revenue. There is every reason for believing that, within a few years, if the government avoid political and unprofitable lines, the railway revenue will not only pay five per cent, on the whole capital cost, but yield a further profit to be applied to the service of the state in lessening the burdens of ordinary taxation.

The astonishing result attained in the brief period of the existence of our railway scheme, is a forcible proof of the industrial activity of the people and the remarkable productive power of the colony. Victoria, which has had a system of railways in operation for twenty years, was only last year rejoicing in the fact of the gross revenue touching for the first time the annual amount of a million sterling. Besides the railways, it must be remembered that the road-boards have constructed in past years 10,000 miles of roads, at an outlay of four or five millions.

Before the present admirable scheme of railways was projected, local enterprise made several efforts. Of these, the Canterbury tunnel, already referred to, was successful. In Nelson a railway to the Dun Mountain mines was constructed, which was lifted long ago, the speculation proving abortive. In Southland, the provincial executive entered into a strange vagary of a wooden line, the rolling stock of which had curiously constructed wheels, which were expected to revolutionise railway working throughout the world. The thing proved a failure, and the permanent way was condemned and lifted before the present system was adopted. The engine-driver used to stop discreetly if he saw a passenger coming. One day a settler's wife was on her way to Invercargill with some eggs and poultry. The driver hailed her with the question: 'Are ye for a ride?' 'Na, na!' said the good woman; 'I'm in a hurry the day.'

In addition to the railways, likely to prove a source of national profit, over and above the great indirect advantages in stimulating settlement, trade, and production, the state possesses its own system of telegraphs. The returns of the transactions in this department afford another safe indication of the extent of business carried on in the colony. In thirteen years the number of miles of telegraph has increased from 700 to 3543, and the number of miles of wire from 1400 to 8444. In 1878, the number of private messages was 1,201,982, yielding a revenue of £81,435; and of government messages, 246,961, valued at £26,949. Every year the usefulness of the system is being more and more developed. The Minister of Public Works estimates the revenue for the current

year (1879-80) at £90,000. New Zealand, both in the number of miles of railway and telegraph, exceeds the older and more populous colony of Victoria. There is now direct telegraphic communication between London and the colony.

Akin to the railways and telegraphs is the department of the Post-office, the arrangements of which are very complete. Every facility is given in the way of establishing local post-offices, of which there are now 814. The government also have grudged no outlay in establishing the most expeditious means of conveying correspondence between Great Britain and New Zealand. There are three postal routes. The leading one is by San Francisco. Large and well-appointed steamers leave Auckland for America every four weeks. The voyage through the Pacific, touching at Honolulu, in the delightful kingdom of Hawaii, is a pleasure-trip of 23 days. The traveller may then by railway cross the continent, and next by Atlantic steamer reach London in 19 days. The whole time occupied by the mails is 42 days. The shortest time between Auckland and London in 1878 was 39 days. Passengers having leisure may take the journey more easily and break its tedium by a visit to Utah, or a sojourn at the modern marvel of cities, Chicago, or in other of the American towns.

The mail route next in importance is that by the Brindisi line, going on by Suez, Galle, and Melbourne, reaching the colony in 53 days. A third route may be taken *viâ* Sydney, Brisbane, Singapore, Galle, and Suez, which occupies still longer time. Fortnightly mails can be relied on, as the San Francisco and the Brindisi lines are timed to leave London at fortnightly intervals.

The number of letters received in the colony in 1878 was 8,236,062, being an increase of 19 per cent, on the previous year. The number of letters despatched was 7,288,699. The number of post-cards received and despatched was 254,183. The rates of local postage are higher than in Britain, being twopence per half-ounce. The ocean postage to London is sixpence by San Francisco, and by Brindisi eightpence. The attaching the Australian and New Zealand mails to the Indian and Eastern service is a mistake: two days are lost by diverging to Galle, and the Australias are now sufficient in importance to justify an independent steamer from Aden.

Chapter XII. Revenue—Public Debt.

THE total annual revenue under the administration of the general government is about 3½ millions sterling. The following statement was submitted to parliament in August last as the estimated revenue of the Consolidated Fund for the year 1879-80:

This estimate is exclusive of revenue derived from license fees, gold duty, &c., payable to local bodies.

The largest item of expenditure is the interest of the public debt, amounting to a million sterling. The net public indebtedness on 30th June 1879 was 21 ½ millions. There is in addition to the interest (£1,083,941) paid from the revenue yearly, the sum of £116,176 paid towards a sinking fund. It has been the fashion among some detractors of the colony to disparage it, by pointing out the large sum per head of the population which the debt amounts to, exceeding, they say, even the national debt of Great Britain in proportion to its population. This is altogether a fallacy, and the comparison is untrue. The consolidated debt of Britain is the accumulation of expenditure on war and non-productive purposes. The greater part of the colonial debt has been spent on public works, a most profitable investment, adding to the material prosperity of the people, increasing the revenue, developing the resources of the country, and forming a valuable asset in the general balance-sheet. The application of the various loans was explained by the Colonial Treasurer in the session at the end of 1877 in the following words, the accuracy of which his political opponents were not able to dispute:

'It may, perhaps, be interesting to state the purposes for which the several loans, general and provincial, which constitute our national debt, have been raised, and the amount applied to each. I have ascertained, by an examination of the several Loan Acts, that those purposes and amounts may be classified thus: About £8,300,000 have been spent upon railways, £3,500,000 on immigration, £4,400,000 on harbours, lighthouses, public buildings, roads, bridges, and other public works for opening up the country; £1,300,000 in the purchase of native lands, including the payment of the debt to the New Zealand Company; £2,000,000 in the suppression of the native outbreak, and the remaining £500,000 on miscellaneous purposes.'

Out of the whole it may fairly be said not more than four millions is unproductive, chiefly connected with Maori wars. The outlay incurred for immigration cannot be classed as unproductive. Every labourer imported repays in less than three years, by his contribution to the customs, the entire expense of his passage. If his productive labour be taken into account, the colony is recouped for its expense within a twelvemonth. Labour is the great key, the chief factor, of all progress. What would our genial climate, our productive soil, or our mines and minerals do for us, without hands to turn our capabilities to profitable account? It may be averred, without fear of contradiction, that three-fourths of our debt is a profitable investment, producing threefold and more to the colony, and to the commonwealth of mankind, than the interest which has to be paid for the use of the money. It must also be kept in view that where money is spent advantageously, its profits go on increasing in a

compound ratio, adding continually to the capital of the country.

Before a just comparison can be made between the debt of the mother-country and the colony, it is requisite to add to the consolidated debt of the former, the whole cost of the construction of railways, docks, harbours, lighthouses, streets, turnpike roads, and bridges, which has been paid by private companies and local governing bodies in Britain, but in New Zealand has been defrayed by the state. The expending of eight millions on our railway system is not only proved to be a judicious and remunerative investment in itself, but the value of the unsold waste lands of the crown has been thereby doubled, which increase is alone sufficient to wipe out our whole national debt. The New Zealand railways have been cheaply made, land and law expenses having been trifling in amount. They would be a decided bargain to a syndicate of capitalists at twelve millions sterling. The unsold lands of the crown, thirty-five millions of acres, would pay the whole debt twice over.

If a proper balance-sheet were prepared, shewing the public liabilities of the colony on the one side, and its assets on the other, taken at their realisable value, the debt would disappear, and an enormous sum remain at the credit of the colony, with numerous permanent improvements, such as roads, bridges, and harbours, not taken credit for. In the face of this statement, the accuracy of which cannot be impugned, there is not the slightest weakness in the financial position of the colony, and not the remotest cause for distrust in the amount of its public debt. It would be good for the capitalists of England were their investments, their Turkish and Egyptian bonds, their Russian loans and American securities, half as secure as every shilling advanced to this thriving colony undoubtedly is. Pouring a stream of capital upon a country which can be made thereby infinitely more productive, protected as the transaction is by English law and government, enriches all. The British lender receives his interest regularly, and the indirect advantage of an increased trade with his own people, and homes made for his superabundant population; and the colonist, by the application of the money to productive purposes, and not for personal extravagance, obtains such a lucrative return that he is able to meet all his obligations, and increase his capital by the quickening of the dormant resources of the country.

A colony or nation may be viewed in the same light as an individual or a joint-stock company. If borrowed capital can be profitably used so as to yield the interest due and something more, whoever heard of the operation being an improper or a dangerous one? On the contrary, it is economically considered highly beneficial. It is of the quality of mercy, not strained, but twice blessed, blessed to him that receives and to him that gives. It lies at the foundation of the whole success of our banking institutions. They are esteemed by economists as the most prosperous of all undertakings, because the profits of their shareholders are derived from the use of other people's money. Their position is relatively valued according to the amount of their borrowed millions. Debt in such cases, instead of being a burden, is the most important factor in the prosperity of the undertaking. The Lancaster and Carlisle Railway was the first in England to pay a ten per cent, dividend, for the reason that with a good traffic the company had a very small capital and a large amount of debenture debt.

The question therefore, as regards the debt of New Zealand, is not its amount, but whether it can be put to profitable account. That it has been so in the past is shewn in the remarkable progress the colony has made; and that it will still be so in the future is evident when the millions of acres yet to be improved, the forests to be cleared, the towns to be built, the mines worked, are all considered. We are only yet in the beginning of our enterprise. Our lands will carry by improvement double and treble the amount of stock; they can maintain in comfort ten times the present population. Our extensive coal-fields, our beds of iron, our silver, galena, antimony, and other valuable metals are almost untouched. In the Tuapeka district the gold-miner finds the wash-dirt filled with small water-worn nodules of cinnabar, the ore of quicksilver, indicating rich veins of that valuable metal yet to be discovered. Quarries of the purest white marble have been found on the west coast. In countless directions there are channels for the right use of the most abundant supply of English capital and English enterprise.

On 12th December 1879 a new 5 per cent, loan, amounting to five millions, was successfully floated at the Bank of England. The money is to be applied in the prosecution of public works and immigration, and the redemption of £800,000 debenture debt. More than twice the amount required was applied for. It will be for the colonial parliament to take care the money is judiciously expended. The railway system in England was dragged down at first by profitless branches, and our present bright prospects may be easily darkened by the government of the day yielding to local importunity for the construction of lines which cannot be profitably worked for years to come.

Chapter XIII. Education—Religion—Advanced Legislation.

ONE of the heaviest items in the colonial expenditure is very praiseworthy, being that on education. From the earliest days of each settlement this important subject loomed largely in the minds of the colonists. Each province had its own system, but all were imbued with tolerance and liberality. The abolition of the provinces led to the passing of a comprehensive act applicable to the whole colony. By the Education Act, 1877, a department of Education, presided over by a responsible minister of the crown, has been constituted. The colony has been divided into twelve education districts, each of which is managed by a local board. Upon the memorial of not less than ten householders any locality may be made a school district, having a school committee, the members of which may establish one or more schools, subject to the general supervision and control of the district board. Education is wholly free, secular, and compulsory. Provision must be made for the military drill of all the boys. The expenditure of the department during the year ended 30th June 1879 was £341,676. The total average attendance of scholars during the last quarter of 1878 was 50,639, at 748 schools, conducted by a staff of 1611 teachers, of whom 844 were head masters and mistresses. The teachers are classified according to their merit, and are subject to a system of thorough inspection. The standard of tuition in the primary schools is high, and there are numerous grammar schools, including high schools specially for girls, where secondary education of the best kind can be received. Normal schools or training institutions on a comparatively large scale have been established at Dunedin and Christchurch by the education boards. In the country districts the allowances to the teachers vary from £100 to £250, according to circumstances. In Dunedin the head-masters in the primary schools receive from £367 to £450 per annum. There are 97 scholarships varying from £20 to £40 awarded to successful competitors throughout the colony, to enable them to pursue the higher studies away from their homes.

In Dunedin there has been in existence for seven years, under the Education Board, provision for the teaching of drawing by a highly qualified master and two assistants. In addition to their services in the public schools, they conduct the School of Art, where classes for teachers and pupil-teachers, afternoon classes for young ladies, and evening classes for artisans and others, have been carried on with the happiest result. The total number that received instruction in drawing in 1878, including pupils in the public schools, was 3710. Among the artisans' evening class were to be found masons, bricklayers, carpenters, mechanical engineers, and others, for whom the tuition was of the greatest service. A yearly exhibition of their works and of those of resident artists, chiefly amateurs, is held, and it is not too much to say that some of the water-colour drawings give promise of rare excellence. The grandeur of the scenery in New Zealand is certain to aid in the production of landscape painting of high order, and already the names of Gully, Barraud, and others are not unknown to fame.

In his Report of 5th December 1878, the Inspector-general gives an interesting account of a meeting with native chiefs at Ohinemutu in the North Island. Pirimi said: 'There are a great number of children, perhaps two hundred. We grieve very much to see such ignorance. Long ago, when Mr Tait was here, the children did know a little English. If that had continued till now, they would have been almost like Europeans. The house is ready, only the teacher is now wanting.' Maihi te Rangikaheke said: 'What he wanted to see was a college for the whole Arawa tribe, not excluding other Maoris, and admitting also the children of neighbouring settlers. Children were sometimes sent to school or college, and there made drudges of, receiving only so much teaching as would be given to European children who were to become labourers, and not enough to open any profitable or honourable career to them. Let them have a college where their children could be properly taught and treated under their own eyes.' At the native school at Rotuiti, the master did not seem to set a good example in the way of dress, as he was found to conform himself to the Maori usage in the interior of wearing a woollen shawl as a kilt. The inspector remarks: 'A shirt and a blanket or shawl constitute his working attire.'

The keystone of the educational system is the New Zealand University, constituted by Royal Charter and statute as an examining body for the purpose of granting degrees. It is a somewhat cumbrous institution, and does not give an adequate return for the £3000 it costs the colony annually. It is probable some reform will be effected whereby it may be rendered more serviceable. It was originally intended that the University of Otago, which was established previously, should merge into the more important character of the New Zealand University, but local jealousy stood somewhat in the way. The University of Otago has power by provincial ordinance to grant degrees. It has an endowment of 210,000 acres of pastoral land. The university buildings, situated in Dunedin, are a commodious and effective pile, erected at a cost of £34,000. The large hall or library was used last August for the first time in the ceremony of capping two graduates of the New Zealand University, which latter institution has no local habitation. The hall is adorned with fine pictures of Her Majesty and Prince Albert, the gift of a leading citizen, Mr E. B. Cargill, and by full-length portraits of the founders of the province, Captain Cargill, the Rev. Dr Burns, and Mr John M'Glashan. In the museum of the university is a fine copy, obtained by permission of the Admiralty, of the Greenwich Hospital portrait of Captain Cook, the gift of another citizen, Mr James Rattray. The faculties of arts, medicine, and law, and schools of mines and engineering, presided over by an efficient staff of seven professors and two lecturers, are accommodated within

the walls of the university. The school of medicine is recognised by that of Edinburgh. The number of students is steadily increasing. Last year there were sixty-eight, and special classes were opened for the instruction of school teachers in science, at which upwards of 200 attended.

There are also colleges in Christchurch, Wellington, Nelson, and Auckland, at which scientific training can be obtained, and a special school of agriculture at Christchurch. Besides these public institutions, the Roman Catholics have their own seminaries for the instruction of the young, conducted with ability and zeal. As a whole it can be said justly that the educational interests of the rising generation throughout the colony have been carefully and amply attended to.

The department of Education has also the administration of the funds voted by parliament under the Public Libraries Subsidies Act, 1877, which amounted to £5000. This was distributed among 271 public libraries, the local subscriptions to which amounted for 1878 to £7299, making upwards of £12,000 devoted during the year to the diffusion of sound literature. In 1873 the local libraries contained 100,000 volumes, which number must now be doubled. Some of the public libraries are of great value. The Assembly library at Wellington is very complete, containing many rare and standard works. It is to be regretted that so valuable a collection has not found a more secure resting-place than the wooden erection in which it is housed. The law libraries attached to the Supreme Courts at Auckland, Christchurch, and Dunedin, are all very full and of considerable value. The fees charged on the admission of barristers and solicitors are applied towards the maintenance of the libraries.

The colonists of New Zealand have not remained content with making provision for the proper education of their children at the common schools, the high schools, and the universities, but they have also made a noble effort to sustain the cultivation of science among themselves. The New Zealand Institute was established by parliament twelve years ago, to promote the general study and cultivation of the various branches and departments of art, science, literature, and philosophy. It has attached to it the geological survey of the colony, and at the laboratory at Wellington various analyses are being constantly made. In each of the provincial centres there are branches of the Institute, at the meetings of which valuable contributions are read and discussed. There are now 1135 members throughout the colony. Eleven volumes of the Transactions, each containing 500 pages, with numerous plates and maps, have been published, which have been recently characterised by a leading Melbourne journal as full of valuable matter and sound and lasting work. Many interesting details concerning the native race, and the indigenous flora and fauna, have thus been preserved, which would otherwise have been lost in the rapid changes incident to modern civilisation. Copies of the Transactions are forwarded to public institutions in Britain, Calcutta, America, Brussels, Prussia, Italy, and Vienna, where they are highly esteemed. Among the honorary members are found the honoured names of Hooker, Owen, Darwin, and Huxley.

There is a public museum in each of the large towns, presided over by a man of science as director; the museums in Wellington, Christchurch, and Dunedin being of special excellence. Conspicuous among the objects of interest at Wellington is a Maori Council Hall, with all its intricate and uncouth carvings, supposed to represent the illustrious warriors of bygone days. Christchurch is famous for its unparalleled collection of Mōa skeletons; and Dunedin has a collection of birds comprising 1200 species, in which are represented 103 out of the 114 families into which birds have been divided.

As an outcome of a paper read at the Otago Institute, Mr W. N. Blair, M. Inst. C.E., Engineer in Chief of the South Island, has published an excellent treatise on the building materials of Otago and South New Zealand generally. He gives full details of the granite, bluestone, breccia, black, gray, red, and white marbles, various limestones, sandstones, and slates, all found in abundance, and coming into extensive use. 'The Imperial Red' marble of Canterbury is stated to be worth from 20s. to 30s. per cubic foot in London, against 12s. to 15s., the price of the 'Jaune Fleuri' of France, which comes nearest to it. It appears that there is every prospect of a considerable export trade in the Canterbury marbles. The Oamaru stone is quite unrivalled for purposes of internal decoration. The ordinary freestones of the old world do not offer anything like the same facilities for the sculptor's art. The Oamaru stone carvings of studies in foliage, animals, and traceries of various kinds, by Mr Godfrey of Dunedin, are not surpassed in chasteness of design or delicacy of manipulation, by the works of the medieval artists. In a group of foliage, he has been able to cut with truthful minuteness a fly crawling on a leaf.

Mr Blair says that although his papers revealed a number of new facts, the researches he has made in compiling them, enables him to say, without reservation, that our resources are still practically unknown. Many of the best supplies are untouched, and in all probability *the best* of each kind is not yet discovered. He alludes to the extent of the field of iron ore, the numerous specimens of copper ore found in Otago, Nelson, and the Thames gold-fields, to the lead and 'stream tin' discovered, and to the existence of useful fire and pottery clays throughout Otago; all only waiting the increase of settle- merit and wealth, and improved facilities for transit, to insure their profitable development and utilisation. Black-lead of the finest kind is worked at Nelson. We recollect of a miner bringing to us one day in Dunedin a sackful of what he called 'lumbago,' meaning thereby

the mineral of economic value, the initial letter of which he had dropped.

Following upon what the state has done for education, a word may be said about what the people have done for themselves in the way of religious instruction. It might be expected that an energetic population striving to make their adopted country worthy of being the abode of an intellectual and cultured race, would not be negligent of the claims of religion, the binding cement of our social state. There is no state endowment, but each denomination lives in healthy and friendly rivalry with the others, and there is no district left uncared for in the matter of religious ordinances. The two leading denominations are the Church of England and the Presbyterian, the former predominating, except in the southern half of the South Island, where the Synod of the Presbyterians prevails. Next to these two bodies come the zealous Roman Catholics and the indefatigable Wesleyans. In 1878 the Church of England had 43 per cent, of the population within its pale, the Presbyterians 23 per cent., the Roman Catholics 14, and the Methodists 9. The remaining 11 per cent, included Baptists, Independents, and others. In the colony there were 1424 Hebrews and 4379 pagans. These latter are the Chinese, who call themselves Confucians. Fifty-four of the Chinese profess Christianity. There are about 600 churches, and 156 schools used for public worship. Many of the churches are beautiful specimens of ecclesiastical architecture, fitted to grace much larger towns. Two in Dunedin are specially deserving of notice. The First Church on Bell Hill, and Knox Church in George Street, both with lofty spires, are models of elegance, and monuments of the refined taste and Christian liberality of the people. The former cost £17,000, and can accommodate 1300 sitters. The latter cost £19,000, and is seated for 1200. Both are well filled. In Knox Church the number of communicants is 580. Last year the congregation raised for all purposes £4690. Their Sunday schools are attended by 600 scholars, taught by 60 teachers.

Other means of Christian usefulness, such as Young Men's Society, Ladies' Society, Missionary Society, and kindred institutions, are in vigorous operation. The forty-six congregations of the Presbyterian Church of Otago and South-

First Church, Dunedin.

R. A. Lawson, Arch.

land raised for all purposes last year the sum of £28,342. The equal dividend from the sustentation fund is £222, which is largely supplemented by many of the congregations. A

Knox Church, Dunedin.

comfortable manse is attached to each charge. This Presbyterian body has 91 Sunday schools, with 6891 pupils and 664 teachers, and their libraries contain 10,000 volumes. These details are not given because the Presbyterian Church is foremost in every good work, but because they are the readiest to hand, and they may be fairly accepted as illustrative of the Christian zeal and liberality manifested throughout the community; and as a proof the people generally are resolved to transmit to their children the blessings they inherited in their native lands in the churches of their fathers.

The thorough and satisfactory treatment of the vexed question of education by the legislature, and that without any grudge on the score of expense, as well as the liberality shewn by the people in their voluntary provision for religious ordinances, shew that they are not tied down by the ancient lines existing in the mother-country. In other points also, they have in the soundest practical spirit gone far ahead of imperial legislation. The simplicity of their land law, already mentioned, might be copied with advantage. It is virtually 'free-trade in land.' Great Britain has her national systems of education and telegraphs, but New Zealand has gone farther; and while enjoying these, has also her national system of railways, a national system of life assurance and annuities, unlimited in amount—in which there are 10,314 existing policies, assuring £3,744,997—and a national or public trustee, under whom all estates may be safely and legally administered, with the aid of a board of advice. In the local courts, all suits up to £200 are decided summarily, with the help, at the request of either party, of a jury of four. It is probable the limit will be raised to £500. Our universities and schools are free from religious tests. There is no poor-law, no pauper class created by statute to disorganise and prey on the vitals of society. When cases of distress occur, the benevolent societies maintained by the voluntary contributions of the inhabitants, aided by the government, afford the necessary relief, and any unusual calamity is always warmly met by special effort. The hospitals are under state control, the funds being augmented by private subscriptions. Protection against fire is given by volunteers in every town formed into fire brigades, who have their equipments ready at a moment's warning. There are 27 brigades in the colony, with 94 officers and 681 men. We long ago anticipated the imperial parliament in testing the efficacy of vote by

ballot, and we are much ahead in regard to the electoral qualification. The extreme penalty of the law has always been carried out within the prison walls. Married women can be protected from drunken, cruel, or careless husbands, and their earnings secured for their own use. The right of primogeniture no longer exists, and daughters share in cases of intestacy in the distribution of real estate. Banks are bound to render sworn returns quarterly of their assets and liabilities, which are duly published. The whole scope of colonial legislation aims at simplicity and practical usefulness, and the aristocracy of talent has no impeding or fettering influences to prevent its affording its best services to the state.

It may be inferred from what has been stated that the general character of the New Zealanders is generous and good. Some are apt to impute a low moral standard on the part of colonists in general; but this allegation cannot be justified. Human nature is much the same the world over; but judging from the calendar of crime, and other sources of information, the moral condition of our community will bear favourable comparison with that of older nations. Burglary is almost unknown. The most common crime is the passing a valueless cheque by thoughtless ne'er-do-wells sent out to the colony to be got rid of. Then the population being as yet limited, men in business are all well known throughout the colony; and society can now point to many of its members, who by honourable dealing and uprightness of character, have secured the confidence of the public, and have become independent, thus offering the best hostage that the prevalent tone of integrity will not speedily pass away.

Occasionally a black-sheep may be found willing to take advantage of his customers, but the rascality is for the most part imported. A German publican who lived in Wellington years ago was one day chaffed by his friends about the mode in which he had grown rich. They sneered at him as a man who had made his money out of gin and brandy and rum. 'No, no,' said the foreigner; 'I did not make my money out of de gin and brandy and rum—I lose money by dem: I make my money out of de water.'

It is said that some of the keepers of the shanties in the interior of the North Island, which they dignify with the name of hotels, at times take advantage of the Maoris by getting them to run up a long score for liquor, and then securing a mortgage over their lands. Such instances must be rare, as the Maori generally is shrewd and not easily imposed on. They are not always, however, able to match the low Pakeha in cunning. A Maori having reason to believe he was cheated in his quantities of goods and their relative price, was advised to buy a ready-reckoner. He did so, and on the next occasion convicted the storekeeper by turning up the ready-reckoner, when the latter at once nonplussed him by saying: 'Ah, but Jimmy, that's last year's ready-reckoner.'

New Zealand never was tainted with the convict element. Its early settlers were men of the best stamp, hardy and energetic, many of them of good breeding and of high culture. With a superb climate and other natural advantages, the best qualities of the race will have free play for their full development. If the handful of people now in occupation of these islands have already made so great an advance in their short career, what will their progress be in the next generation, with the fulcrum they have now as a basis to work upon, when their fertile acres respond gratefully to the skill of the scientific agriculturist; when their sheep and cattle are worked up to a strain of the most productive excellence; when the mines of gold, silver, cinnabar, lead, copper, tin, and iron are in full operation; when their superabundant coal is driving countless engines in manufactures, and in transit by land and sea; when their commerce shall have fully grasped the teeming islands of the Pacific with their unlimited tropical production, already tied to them by favourable winds and currents; when the best intellects of her children receive the benefits of the highest culture; when freedom pure and unfettered guides the destinies of the nation, and the healthy body, the casket of the healthy soul, promotes well-regulated action in every department of life? Who can tell? Social problems, which in older and more complex organisations are creating intense anxiety in the minds of the thoughtful, may here be solved without violence. The resources of the country in their growth will exceed all that the alchemist could ever hope for by his most potent elixir. The oriental fancy of Aladdin's wonderful lamp will be excelled in reality. There will be no partial elevation of some accompanied by the deeper degradation of others. Like the upraising of the land by innate volcanic fires, the mountain ranges and the lower plains will rise in equal proportion. This favoured land will be the arena where all that can tend to alleviate and diminish human misery can be effectually carried out, and the blessings of wealth, comfort, the dignity of labour, and an abiding peace, be most fully realised, and become the heritage of all.

Chapter XIV. How to Get to the Colony, and Who Should Go.

THE question may now arise in the minds of our readers, How can we get to this happy land? The answer

has already been partly given in our description of the different mail routes. The New Zealand Shipping Co., Messrs Patrick Henderson & Co. of Glasgow, and Messrs Shaw, Savill, & Co., of London, will always be glad to give particulars concerning their fine fleet of sailing-vessels, continually on the ocean. We also append full information on the subject. No more pleasant change to the worn-out tourist routes of Europe can be found than a trip to the Antipodes in a large steamer of the Orient line. The voyager, in thirty-seven days after leaving Plymouth, will be landed at Adelaide, that beautiful stone-built city, to admire its fine public buildings, its orange groves, and its exquisite botanic garden. Melbourne and its busy streets, its palaces, and its magnificent public library, will next attract his attention. Then Sydney, the mother-settlement, with its harbour, unrivalled in beauty, and its princely mansions, will claim his regard. In four days he can cross to Auckland, and enjoy the fair landscape from the summit of Mount Eden. Here the ocean to the east and west is, like Corinth of old, only separated by an isthmus of six miles. He may see vessels in the lake-like harbour, laden with the fruits of the Pacific isles. He may by railway penetrate the interior, only accessible a few years ago behind a park of artillery. He may rusticate at Waiwera hot springs, where his rheumatism, and many other ills which flesh is heir to, will bid him farewell. He may turn aside to witness the industry of the Thames gold-field. He may be pulled along in a Maori canoe to see the wonders of the pink and white siliceous terraces at Rotomahana, and revel in the luxury of a bath in the tepid waters of the lake. He may spend a day or two at each of our chief cities with advantage, and judge for himself of the manners of the inhabitants, as well as experience their hospitality. Everywhere he will find comfortable hotels with an excellent *cuisine*. If he has a friend to introduce him to the clubs, he will be sure to be well entertained, and to make agreeable acquaintances. He may ramble through the South Island, and relax himself in the dreamy gardens of Nelson, be refreshed by the cheeriness of the truly English city of Christchurch, and be stirred up by the commercial activity

Dunedin Club.

of Dunedin. He may explore the grandeur of the glaciers of Mount Cook, towering, untouched as yet by the alpen-stock of rambling Club-men, 14,000 feet high.

The river and forest scenery of both islands is in many places of exquisite and unusual beauty. The umbrageous tree-ferns, the tall and graceful fronds of the nikau palm, the towering pines, the delicately foliaged mapau, and the glossy-leaved broad-leaf, will reveal to him new features of silvan loveliness. He can get by rail to Lake Wakatipu, and take a seat on board its steamer, to be arrested with the view of the majestic and rugged peaks which environ its dark waters. The glorious landscape at the head of the lake, with its wooded islands, its romantic hills, and the dazzling snow-clad summit of Mount Earnslaw in the background, will imprint itself as a brilliant mental photograph never to be obliterated

Nikau Palm.

He can finish his explorations with a summer trip to the fiords or sounds on the west coast, and be wonder-struck at the precipitous grandeur of the Mitre, ascending sheer from the sea to an altitude of several thousand feet, and descending to an unfathomable depth. These and many other objects of surpassing interest will be a source of permanent gratification, in the pleasing recollection of them, to the traveller, who will carry home with him lively ideas of the impressiveness of the scenery he has visited, and of the kindness and intelligence of the frank and vigorous people among whom he has made his short sojourn.

We have received letters from so many inquirers of all ranks, whom we cannot advise to emigrate, that it is expedient to offer a few remarks as to who in our opinion should go to the colony and who should not. First, then, a barrister without influence here, and who therefore desires to try a new field, has small chance of success in the colony. There is no separation in New Zealand between the profession of barrister and that of solicitor. The attorney accordingly naturally hands his brief to himself. There are 260 barristers and solicitors on the colonial roll, a number perhaps more than sufficient for all the business. There is, besides, a host of articulated clerks ready to fill vacancies, and to overflow into new territory. Barristers admitted elsewhere are examined in the colony only as to the statute law of New Zealand. Solicitors previously admitted elsewhere are examined in the law of England generally, and in the law of New Zealand so far as it differs from the law of England specially. The great bulk of the business in the courts is conducted by oral pleading. For a lawyer to succeed, he requires to possess not only a sound knowledge of law, but also fluency of speech and readiness in debate.

In all the professions which may be called learned, such as the medical, civil engineering, or that of an architect, we believe the colony to be fully supplied. There may be occasionally an opening for a surveyor in

the extensive surveys yet to be completed, but we recommend no surveyor to go out unless he has first secured an appointment on the public staff, or is prepared to begin at the lowest round of the ladder, by acting in the humblest capacity of assistant.

The various ordinary trades, such as chemists, booksellers, drapers, clothiers, grocers, hairdressers, and the like, are all well represented. Many of our correspondents complain strongly of the excessive competition, the stagnation of trade, and the progress of co-operation, having destroyed all prospect of making a living in Britain. Life here, some of them say, is nothing but unremunerated slavery. That may be so; but we doubt if more of the mere distributing class is needed in the colony at present. This remark applies equally to clerks and shopmen as to masters. A young man emigrating without interest or some positive invitation, or without money to keep him till an opening occurs, runs a serious risk of being obliged to take the first job as a labourer which he can find, in order to save himself from want.

A number of young men, apparently without experience, and without any definite aim, are under the impression that, although they do not see their way to get on in the old country, they will have no difficulty in getting on in the colony. They, or their parents for them, write that they are not afraid of hard work, they are prepared to rough it, and are willing to turn their hand to anything. One young gentleman is a handy fellow, can clean a clock and solder a tin. It is to be feared these youngsters are under some delusion. Life in the colony is not so very dissimilar now from what it is at home; and we recommend each youth who is without capital, to imagine himself in the middle of a rural district in Britain, and then to think how he would be able to maintain himself. There would be nothing between him and starvation but manual labour. Any young man without means, and who has not been trained to some special employment, must therefore be prepared to undertake the ordinary duties of a farm-labourer, and expect to be treated as such. If he be fit for honest labour of this kind, he will be well remunerated, wages being a pound a week and board. From this he may, by industry and sobriety, save in the course of a few years several hundred pounds, with which he may start farming on his own account. There is no road to success for such youths but by dint of sheer hard work in the humblest capacity. There is no 'getting on to a farm,' or being employed 'on a run,' and becoming a manager, or riding about as overseer. In early days, when hands were scarce, young men were often taken on a run, and a few of these obtained situations of trust. But as a general rule, the majority did not succeed in becoming masters. At present, settlers and runholders are chary of employing strangers who have not been thoroughly trained for their work, and who are not prepared to take their place among the ordinary hands working on the farm or station. It is next to impracticable for a youth to get on to a farm or station for the purpose of learning his business, unless it be in some places where a high premium is charged. It should never be forgotten that, even when a youngster has learned his business, there is little hope of his advancement afterwards unless he has capital to purchase and stock land on his own account. Two classes only in general do well—those who have sufficient capital to enable them to occupy land advantageously; and the hard-working labourer who is frugal, sober, and industrious. We wish to impress on youthful aspirants after colonial life that, unless they are physically and morally fit for the work of a labourer in this country, they are not fit for similar work anywhere else. Division of labour is fully carried out in the colony, and every man is expected to be fully qualified for the special duties he undertakes to perform. As we previously stated, working-men in the colony work harder than their fellows at home. The advantages on the colonial side are, that they are generally better treated, better paid, and better fed, and the working time is limited to eight hours a day.

Ladies with a limited income have asked whether it would be advisable for them to emigrate. The cost of living, as regards provisions, is less in New Zealand than at home, and if they are willing to eke out their means by keeping boarders, they may get on comfortably. Clothing, house-rent, and servants' wages cost more than at home. We believe, however, that ladies so circumstanced will find that their money will go further in some of the older towns in Europe, than in a young country, unless they can devise a plan whereby they can earn something additional. It is painful to find the struggle for existence so hard for many of our sisters in Britain. A lady by birth, education, and position, speaking French fluently, musical, cheerful, domesticated, and skilled in housekeeping, has expressed her willingness to take a situation as 'governess housekeeper,' or any place of trust. Several equally accomplished have made similar inquiries. In our opinion the colony is scarcely sufficiently advanced to offer many openings of this kind. Ladies who have had boarding-schools in England find their success affected by the new educational system. The same difficulty exists in the colony. In several instances, ladies' boarding-schools have been very successful; but now that there are numerous public and some private schools in the colony, at which the highest education for young ladies can be obtained, we fear much that the success of any new adventures would be somewhat doubtful.

For female domestic servants there is an unlimited demand. Young women who are able to use their hands in house-work, or have a moderate skill in cookery, need never fear of obtaining a good place where they will be well paid, well cared for, and much respected. Many an educated girl in Britain, who finds it hard to make headway here, might with advantage enter into service in the colony. After a short experience, she will be able

to secure a situation where she will be comfortable and feel herself on a higher platform than if she were to go into service here. The demand in New Zealand is continually increasing, along with increasing settlement; and the ranks are also constantly being thinned by marriages.

A word of caution must be added to parents and guardians in reference to young men who, owing to some fault of behaviour, imperfect education, or mental weakness, are unable to make their way in this country. Such youths are often sent to the colony to get rid of them, or in the hope that by some unknown process they will succeed better there. In general, these unfortunates sink to a lower depth than they would have done at home, where friends operate as a check to a certain extent. Many fall to the lowest position, and not a few become inmates of our jails.

The career of one may be described. An ex-officer of dragoons came out in the same ship with a friend of ours. Of good family, having a university education, and of fair ability, he might have risen in the army; but he was poor, and had not the moral courage to resist rivalling his more wealthy comrades in their expenditure. His debts were paid twice over, and at last he had to sell out. His relatives paid his passage to New Zealand, hoping he would find something to do there. Our friend recommended him to study bookkeeping on the voyage, to qualify himself for the situation of a clerk. He thought the idea a good one, and resolved to do so. One month, two months passed away, and the rollicking and card-playing amongst the other young men on board were too strong for him. Our friend was vexed to see the precious time slipping away unimproved, and said to Mr Sabreur: 'You have only a month left. Don't you think you should be seeing to your book-keeping?' 'Boole-keeping!' was the reply; 'what's the good of it?' He was left to his fate, and when last seen, the accomplished militaire filled the situation of billiard-marker in a colonial public-house, his highest enjoyment smoking a short pipe.

Good tradesmen, skilled in their respective handicrafts, will always have a fair chance of employment at higher wages than are current in Britain. Workmen trained to some special department only, should make inquiry whether they are likely to get employment in their special line before emigrating.

Emigrants with capital, say from £5000 upwards, may live comfortably in any of the towns without doing anything, by investing their means on first-class mortgages, yielding from 8 to 10 per cent.

We have already indicated clearly the classes we think would better themselves by emigrating. The agriculturist who has means has unlimited scope for carrying on his business profitably. As has been already mentioned, numerous manufactures have taken good root in the colony. Looking at the list of imports, we will state a few articles not yet manufactured in New Zealand, and it will be for the enterprising to consider whether there and in the neighbouring colonies a sufficient field is to be found to justify the attempt at an addition to our manufactures.

In starch there were 2000 tons imported in 1878, of the value of £10,845. This quantity would go a good way towards supporting a factory, and if the making of corn-flour from maize were joined with the manufacture of starch, as is the case in the works in Britain, a successful footing might be gained in the long-run.

The quantity of brushes and brooms imported in 1878 was considerable, amounting in value to £19,500.

Cement and plaster of Paris of the value of £81,000 were imported.

In vinegar, there were 95,000 gallons, of the value of £12,000, imported.

Looking at the enormous quantity of potted and preserved fish imported in a year, the value being £47,524, this industry in a country whose coasts and rivers are now teeming with fish, appears to deserve attention.

We import blacking valued at £4697; matches valued at £35,000; and jams and jellies valued at £44,660. This last item in a country where fruit can be grown so good, ought to be profitable to local growers.

Artificial manures may by-and-by, as the practice of high farming extends, offer room for a good trade; but with our abundance of good grass it is questionable whether, with our mild winters, there will ever be any necessity for oil-cake or other preparations of food-stuffs, unless they could be manu- factum! in the colony for export. There are many substances of vegetable growth which, although not yet cultivated, may be profitably raised in the colony.

Chapter XV. Conclusion.

THESE remarks may be fitly concluded by an expression of deep sympathy with the agriculturists of the United Kingdom in the severe losses which have been so general in the recent trying and calamitous years. It is a matter of regret and national concern that the dark cloud is shewing as yet but little of a silver lining. Men's minds are troubled to find a remedy for the marked depression which so generally prevails. It is not to be expected that relief will be discovered in any single panacea applicable to every case. There is no universal solvent for all difficulties; but there is a way out of them by having faith in God and learning to read aright the teachings of Providence. The horrors of the Irish famine led many away to comfort and independence. May

some not see in the cloud a signal that there is a fertile land of promise far away in another hemisphere, where sunshine may bless them and prosperity follow their labours? It cannot be denied that emigration is a source from which some benefit will flow in the present crisis. Those who leave will have a better result for their exertions; and those who remain will experience the advantage of the insane competition of past years being lessened if not wholly removed, and of rents being adjusted to their proper level.

We by no means say directly to any one, 'Emigrate to New Zealand.' The skill, energy, and industry of each individual form factors so potential in his personal success, that we think we have done enough when we have placed the facts before him, and enabled him to draw his own conclusions. There is a large extent of waste lands still undisposed of; and the owners of large estates acquired in early times are finding it to be to their advantage to subdivide them into convenient farms and retail them at reasonable prices. It does not pay to keep land in its natural state for sheep-pasture which is capable under cultivation of yielding large returns. We are ready to give full information on these matters to anyone who desires it; and the Agent-General of the colony in London (7 Westminster Chambers, S.W.) will at once answer all inquiries. If on carefully weighing the testimony given, any one should make up his mind to try his fortune in the Britain of the South, we may encourage him by the expression of a confident opinion, that with the capital required to manage a farm in this country, he may be the lord of his own acres in New Zealand, unchecked in his enterprise by the fear that he will not exhaust the full value of all his improvements. He will therefore carry on his business under new conditions. Gaunt pauperism will not be there to demand its increasing tithes from the fruits of his industry. He will possess a freedom and feeling of independence he cannot realise as a tenant-farmer. He will become an important unit in the body-politic, and his weight will be felt in the local road-boards, county-councils, or it may be in the halls of Parliament itself. He may be called upon to aid in the administration of justice by acting as a magistrate.

In a country where self-government is of the freest and most popular kind, there is no impediment in the way of ability taking any place to which its possessor desires to attain. A family can be reared in comfort and refinement. The means of excellent primary and high-class education are scattered broad-cast throughout the colony, under the administration of a special department of the general government. Although there is no state church, the blessings of religious ordinances are not wanting, numerous churches, through the zeal of different denominations, having been erected in every district, the members of which live in harmony with one another. The days of hardship and difficulty have passed away. There is no exile. The dreary six months' voyage has been superseded by an enjoyable six weeks' passage in well-appointed steamers. We are linked to the world by the ocean telegraph, and have the latest news and prices on our breakfast tables every morning. The monotony of ordinary life can be varied by ample sources of amusement. The sportsman has abundance of game to follow in the season, and the streams are now well filled with large trout rising readily to the fly. Every township has its race-course, and at the principal meetings the population musters by thousands. The amount of added money run for in the colony in 1878 was £30,500. Coursing-matches are now common, and the provinces strive together for victory on the cricket-ground. Our harbours have their annual regattas, and our Volunteers their encampments and prize-firing, at which the champion wins £100. A keen spirit of competition is manifested at our cattle-shows, where animals of the purest strain are exhibited. Numerous choral societies exist for the practice of high-class music.

With a climate which renders life positively enjoyable, with a fertile and grateful soil to cultivate, with a country having all the elements necessary to build up a free, a prosperous, and a happy nation, the labours of the colonist are a pleasure to him. There is no vista before him shrouded with the dark shadows of an overgrown, under-fed population. There are no political animosities rending friendships asunder. On every side he perceives manifold signs of the rapid development of the varied resources of his adopted country, and he is nerved for greater exertions by the knowledge that the fortunes of himself and his children must advance with its increasing progress. There is no strife, no crowding out, from the multitude of competitors in the struggle for existence. There is room for all comers of the right sort for many generations. He rejoices in his independence, and in feelings previously unknown to him. Much as we love the land of our birth and manhood, numerous as are the kind friends there to whom we are attached, prickly as some of the thorns in colonial life we have had to encounter have been, we candidly declare we have never regretted for a single instant the choice of New Zealand as a new home. Our faith in her advancement has enlarged with the growth of our knowledge and experience of her resources and potentialities, and we can unhesitatingly apply to the pleasant glens and valleys of that goodly land the beautiful verse of Wordsworth:

Fair scene for childhood's opening bloom,
For sportive youth to stray in,

For manhood to enjoy his strength,
And age to wear away in.

Appendix.

Practical Hints to Intending Emigrants.

WHEN an intending emigrant has made up his mind to leave Britain for New Zealand, he has two modes of transit open to him—steam or sailing vessel. By the former there is a great saving of time, fifty days instead of ninety, and some extra comfort; by the latter, there is a saving of money. We propose to give details of each mode, so as to guide the voyager in suiting himself to his circumstances.

There is as yet no direct steam communication with the colony; but the Orient line of steam-ships to Australia is in connection with the Union Steam-ship Company of New Zealand, and passengers can be booked through, making a change of steamer at Melbourne or Sydney.

This line is fast becoming popular. The vessels are large and commodious, well commanded and officered, and having English crews thoroughly drilled and effective. Strict discipline is maintained; and in case of fire or accident, every man knows his appointed duty. The crew of each vessel, numbering from 100 to 120 men, are paraded in uniform on the poop for inspection every Sunday morning. The *Orient* steamer, the latest addition to the fleet, 5386 tons, 460 feet in length, completed her first voyage in December 1879, having arrived at Adelaide, South Australia, from Plymouth, in 37 days 22 hours actual time—say 38 days, including all stoppages—being the quickest passage known. The steaming time was 35 days 8 hours. Melbourne is reached on the second day after leaving Adelaide, and New Zealand on the fifth day after leaving Melbourne. The vessels are timed to run with regularity, and hitherto the punctuality observed has been remarkable.

The Orient steamers sail every fortnight from the South West India Dock, London, embarking passengers at Gravesend, or by steam-tender from Brunswick Pier, Blackwall, the following day, and also at Plymouth on the third day after leaving dock.

The following are the terms and conditions prescribed by the Company :

'Passengers will be booked for Adelaide, Melbourne, and Sydney, direct, and at through rates (to be forwarded by separate steamers from one or other of these ports, according to their respective destinations) for the following ports—namely, Brisbane, Launceston, Hobart Town, and all ports in New Zealand. The steamers of this line are specially constructed and rigged for long ocean voyages, and make the passage in about 40 days. The arrangements for passengers are unsurpassed; and the whole of the appointments, including steam heating apparatus, bath-rooms, smoking-room, ice-house, piano, library, &c., are of the completest character. An experienced surgeon and a stewardess are carried by each steamer. The first and second saloon cabins are provided with every requisite—namely, berths, beds, bedding, linen, plate, table linen, &c. A most liberal table, well supplied with fresh meat and poultry, is kept for each class, and a cow is always carried. Third-class passengers must provide their own bedding, mess utensils, &c., such as mattress, blankets, knives, forks, spoons, plates, dishes, &c. Their meals are cooked and served by the ship's servants.

Fares to Adelaide, Melbourne, and Sydney,

'First class : Saloon, 70 guineas each; main deck, 60 guineas each; second saloon (including bedding, &c., as above), 35 guineas each. These rates include steward's fees, but not wines, spirits, or beer, which may be purchased on board at moderate prices.

'Third class : Closed cabins, with two berths (for married couples), 20 guineas each; with four berths, 18 guineas each; steerage, open berths, for men only, 15 guineas each. The sale of liquors to third-class passengers is subject to the provisions of the Passenger Act, and to the discretion of the captain.

'Children under 12 years of age, travelling with the parent, half-price. Infants under 12 months, free.

'Passengers can be booked at through rates to proceed by steamer from Melbourne or Sydney to Brisbane, Launceston, and Hobart Town for 5 guineas extra for first-class, and 2 guineas for the third-class; and to ports in New Zealand at 8 guineas extra for first-class, and 5 guineas for third-class passengers. Passengers will proceed either from Melbourne or Sydney, as may be arranged, and may remain on board the O. S. N. Co.'s steamer at Melbourne or Sydney without extra charge, until the departure of the first branch steamer, should the Orient steamer remain in port so long; but the Company will not be answerable for any hotel expenses or railway fares, &c., if incurred. Passengers proceeding by the first intercolonial steamer for their destination, can

have their luggage transferred free of charge, but at owner's risk; but no warehousing charges will be paid. Passengers from London desirous of embarking at Plymouth, are conveyed from Paddington or Waterloo Stations to that port, first-class for second-class fares, and second-class for third-class fares, on application to ANDERSON, ANDERSON, & Co. for tickets. This privilege does not apply to passengers from intermediate stations between London and Plymouth.

'A deposit of half the passage money is to be paid at the time of securing a berth, and the balance at least three days before embarkation. The deposit will be forfeited in the event of the passenger not joining the ship. Cheques, bank drafts, and post-office orders remitted by post, should be made payable to ANDERSON, ANDERSON, & Co., or order, and should be crossed "WILLIAMS, DEACON, & Co." Cheques payable in the country cannot be received in payment of the balance of passage money, unless paid at least four clear days before the steamer leaves dock. The full name, age, occupation, and destination of the passenger should be forwarded when application is made for a ticket.

Luggage.—First saloon passengers will be allowed 40 cubic feet each adult; second saloon, 20 feet; third-class, 15 feet. Freight will be charged for excess at the rate of £10 per ton of 40 cubic feet. All luggage, excepting small bags and parcels that can be carried by hand, must be forwarded, carriage paid, direct to the steamer in the South West India Dock, and delivered there at least three days before the ship sails, otherwise it is liable to be shut out. The Dock Company require payment of their wharfage for receiving and shipping luggage before putting it on board. Every package must have the passenger's name and destination distinctly painted, or otherwise permanently marked on it, with the words "*Wanted on the Voyage,*" or "*Not wanted on the Voyage.*" Boxes for the cabin should not exceed 2 feet 8 inches long, 1 foot 6 inches broad, and 1 foot high; and those for the hold should not exceed 3 feet long, 2 feet 8 inches broad, and 2 feet 6 inches high. The ship will only carry as luggage the personal baggage of the passenger, not other property belonging to them. Merchandise cannot be shipped as luggage. The ship will not be responsible for loss, damage, or detention of luggage. Passengers should therefore look after its shipment here, and landing on arrival.

Weekly Scale of Victualling for each Adult Third-class Passenger.—Flour, 3 lb.; bread, 4 lb.; salt beef or pork, 1 ½ lb.; preserved meat, 1 ½ lb.; soup and bouilli, ½ lb.; suet, 6 oz.; peas, ½ pint; rice, ½ lb.; preserved potatoes, ½ lb.; or fresh potatoes, 2 lb.; tea, 2 oz.; coffee, ½ lb.; sugar, 1 lb.; butter, 6 oz.; treacle, ½ lb.; vinegar, 1 gill; pickles, ½ pint; mustard, ½ oz.; salt, 2 oz.; pepper, ½ oz.; cheese, ½ lb.; oatmeal, ½ lb.; raisins or currants, ½ lb.; lime juice (in tropics), 6 oz.; water, 21 qts.

The provisions are cooked by the ship's cook. When fresh beef or vegetables are issued, 1 lb. to each adult per day will be allowed, and, if practicable, 1 lb. of soft bread, and 1 lb. of potatoes. These are in lieu of flour, rice, raisins, peas, suet, vinegar, pickles, preserved meat, soup and bouilli, or biscuit. It will be at the discretion of the captain to issue, three times a week, to children under seven years of age, four ounces of rice, or three ounces of sago, in lieu of salt meat or preserved provisions; also 1 ¼ lb. soft baked bread, in lieu of 1 lb. of flour, or 1 lb. of biscuit, or 1 ¼ lb. oatmeal, or 1 lb. rice, or 1 lb. peas. As all the rules adopted by the Company are for the purpose of insuring the safety and comfort of all on board, the passengers are requested to conform to them, and to assist in seeing that they are carried out.

Return Tickets.—Passengers booking for the voyage out and home, obtain a reduction of 15 per cent, off the homeward passage money.

For further particulars, apply to F. GREEN & Co., 112 Fenchurch Street, E.C.; or to ANDERSON, ANDERSON, & Co., 5 Fenchurch Avenue, London, E.C. —*Managers.*

Caution to Passengers—Goods of a dangerous nature.—The ship will not receive on board any goods of a dangerous or damaging nature. If any such goods be shipped, the shippers will not only be liable to the penalties imposed by statute, but also for all damages sustained in consequence of such shipment. Passengers are specially cautioned against bringing matches or other dangerous articles in their baggage.'

The steamers proceed to Australia by way of the Cape of Good Hope, touching at St Vincent and the Cape for the purpose of coaling. In returning, they take a straight line through the Indian Ocean to the Gulf of Aden; then up the Red Sea to Suez; through the canal to Port Said, where three or four hours are spent in coaling; next along the Mediterranean to Naples; thence by Gibraltar, Cape Rocca at Lisbon, and the Bay of Biscay to Plymouth. After disembarking such of the passengers as desire to leave at Plymouth, the vessel proceeds to the Thames.

A good table is kept, on which variety is studied. Fresh bread is baked every morning. The attendance is thorough, there being two stewards told off to each of the five saloon tables.

The comfort of the second saloon passengers as to diet is well attended to, and the third-class have their rations properly cooked for them.

There is an abundant supply of fresh water from the condensers, the water for the table being served in metal tankards, while in the tropics duly iced.

In selecting a berth, it is expedient to choose one which has a port looking outwards. There are several

convenient bath-rooms, where the luxury of a salt-water bath and shower-bath can be enjoyed daily. There is usually a rush in the morning, but it will be found a comfort to take the bath an hour or so before dinner, when there is no throng. A bath steward is in attendance, and the ship provides towels. The steamers generally carry a barber and hairdresser, whose ministrations are found a great comfort to both ladies and gentlemen.

A minute inspection of all the berths is daily made by the officer on duty, the surgeon, and chief steward. It is of great importance that the utmost cleanliness and neatness be observed by passengers of every class. Every article of clothing, both outer and under, should be scoured or washed before embarkation. This is especially requisite on the part of working men and women. Linen which has been worn on board should be thoroughly dried before being stowed away. It is otherwise apt to rot, besides being unpleasant and unhealthy.

Addresses on luggage should be painted on the box. Paper and parchment labels are apt to be torn off. Covers on boxes, often found useful in railway travelling, are not recommended for use on board ship.

In going to New Zealand, no special outfit is required for use in the colony, the ordinary attire worn in England being suitable. Passengers should have a suit of blue serge, or other light clothing, for use in the tropics; and a cap and straw or felt hat will be found convenient.

Access to the luggage-room to get necessary changes of raiment is allowed weekly.

A Mercator's chart on which to lay down each day's run, as published, will be found a pleasure.

Everyone is expected to contribute according to his ability in any way which may help to pass the time pleasantly. Concerts, plays, and a newspaper are all resorted to; and it is usual for the first and second class passengers to interchange civilities by mutual invitations to their respective entertainments. Good-humour and mutual help ought to be the rule.

The third-class passenger will obtain his outfit at any of the respectable outfitters at a cost of or £2; but if he has suitable articles and bed and bedding at home, he may be saved this outlay. The mattresses should be cut to the size of the bunk.

A supply of needles, thread, twine, tacks, and brass hooks should be taken. Where there is room, pockets made of canvas or cotton print may be fastened up, for stowing away combs, brushes, and the like.

Deck chairs are a great comfort. The name of the owner should be painted on each. Passengers often take special delicacies such as cocoa, biscuit, dried fruit, and the like. In the steamers this is scarcely required as regards first-class passengers. A supply of sweetmeats where there are children may be desirable. There being a surgeon and medicine chest on board, medical stores are unnecessary, unless there is an occasion requiring a special supply. Homœopathists usually carry their own globules.

Passengers can engage cabins for themselves by paying half fare for the vacant berths. The additional room and privacy are well worth the money to those who can afford it.

To avoid trouble at embarkation, it is expedient to forward to the ship heavy luggage by rail some days before sailing.

Limit your luggage as much as possible. Do not waste means on the purchase of expensive guns, revolvers, and the like. Furniture of all kinds can be had in the colony at a reasonable price. There are manufactories of agricultural implements, where those suitable to the colony can be obtained.

Do not take any merchandise, or books, or pictures, in the hope of disposing of them at a profit. The auction room and a sale at a loss will be the result.

On board, practise abstinence for the time being. The voyage will be more enjoyable, health better, and the temper in finer tone. Once liquors are resorted to, the want of occupation is certain to lead to abuse.

Avoid gambling, and refuse all applications for loans. Foolish youngsters are apt to squander their ready cash at card-playing and the steward's bar, and trust to their increasing needs being supplied by their companions.

Be careful of intimacies. Be civil and friendly with all, but not over-confiding.

Take only a few sovereigns with you. The bulk of your money may be transferred to the colony by a letter of credit payable to yourself; obtained from any of the banks in Scotland; or from the Bank of New Zealand, 1 Victoria Street, Mansion House, London; the National Bank of New Zealand, London; the Colonial Bank of New Zealand, 13 Moorgate Street, London; or the Australian banks in London, mentioned previously.

The voyage to New Zealand by sailing-vessel usually occupies from 80 to 90 days. The vessels employed are well equipped, roomy and convenient, ranging in tonnage from 900 to 1300 tons register. The passage is generally pleasant and safe, the best routes for securing the prevailing winds being now well known. The best time to leave Britain is during summer and autumn. The ships are less liable to storms off the English coast, and the Cape is got round at a good season. Working men also thereby arrive in the colony in the summer season, when labour is likely to be in demand.

There are several advantages gained in taking a passage by an emigrant ship. A rigid inspection is made by the government emigration officer before sailing, to see that the vessel is in every respect sea-worthy; that the boats are all in good order and ready for launching at a moment's notice; that the crew are able-bodied and

efficient; that the provisions, water, and medicines are all good and ample; and that there is no overloading. The government insist on the ships being two or three feet above 'Plimsoll's mark,' thus adding to the comfort and safety of the passengers. The Agent of the New Zealand government also inspects the vessels and superintends the fittings and arrangements for light and ventilation.

In emigrant ships there are also the advantages of a surgeon, matron, and schoolmaster.

Passengers who prefer less bustle may take their passage in what is called a 'short ship'—that is, a vessel carrying a limited number of passengers, say 30 or 40, and therefore not within the Passengers Act. Sometimes these latter ships do not carry a surgeon.

Saloon passengers are supplied with a liberal dietary, including live-stock, but not wines, spirits, or malt liquors, which can be had on board at fixed charges.

Second cabin and steerage passengers are supplied with rations according to a fixed scale, which will be found more than sufficient; but they may find it expedient to take a few luxuries with them not specified in the dietary. There are slight differences in the scale adopted by the different Companies. Full details are given in the circulars to be obtained at the shipping offices. Special provision is made for the food of children, and especially for those of tender years.

Cabin passengers must furnish their own state-rooms, the principal articles required being beds, bedding, linen, towels, soap, &c.; all the other requisites will be supplied. The other passengers will have to provide themselves with beds, bedding, and towels; and also with a knife and fork each, one table-spoon, one tea-spoon, one tin plate, one drinking-can, one tin quart and pint pot, one slop-pail, and a keg or can for holding water. These can be had from any respectable outfitter at a cost of about £4, 8s. 6cL for cabin furnishings, and £1 for steerage; but if a better quality is wanted than is usually supplied, it can be got at a little extra expense. The agents of the ship will be glad to give the names of some respectable outfitters.

As to clothing required by the passengers on the voyage, much will depend on the circumstances of the emigrant. The following, however, is about the least which any one should take—namely:

Children.—1 overcoat; 2 suits of clothes; 6 shirts or shifts; 4 flannel petticoats; 6 pairs stockings; 2 pairs good boots or shoes; gloves; 2 hats.

Women.—1 overcloak; 2 gowns, 1 warm; 6 shifts; 2 good flannel petticoats; 6 pairs stockings; 2 pairs strong boots or shoes; gloves and caps.

Men.—1 overcoat (strong); 2 suits of clothes; 6 shirts; 2 flannel shirts; 6 pairs socks or stockings; 2 pairs strong boots; 1 Scotch cap, and a south-wester; 4 towels and 2 lbs. marine soap for each person.

Passengers, especially those who are delicate, should take a good supply of warm clothing, as, though they may expect warm weather during most of the voyage, the ships, having to go pretty far south before they get to New Zealand, often meet with very cold weather also.

There are three Companies who undertake to convey emigrants to New Zealand. If the intending emigrant resides in Scotland, the north of England, or the north of Ireland, it will be more convenient for him to sail from the CLYDE. He should apply to Messrs PATRICK HENDERSON & Co., 15 St Vincent Place, Glasgow, the owners of the Albion line of vessels. The fleet consists of seventeen first-class ships, one of which sails every month. Their trade is chiefly with Dunedin, to which port they have carried during the last twenty-five years thousands of passengers without an accident.

The rates of passage are : First Cabin, 40 guineas for each adult. Steerage, £17 for each adult. Children between one and twelve years of age, half fare; infants, free.

Through tickets are granted to other ports; and the Company undertake to forward passengers by first steamer after arrival in the colony.

If the emigrant hails from England or the south of Ireland, he will find it more convenient to sail from LONDON. He can apply to Messrs SHAW, SAVILL, & Co., 34 Leadenhall Street, E.C.; or to the NEW ZEALAND SHIPPING COMPANY, 84 Bishopsgate Street Within, E.C.

The passage-rates of both Companies are as follows: Saloon, including bedding, &c., £52, 10s.; without bedding, &c., £45; Second Cabin, £25; Steerage, enclosed berths, £18; open berths, £16. Children under twelve years of age pay one-half fare; infants under twelve months, free.

Messrs Shaw, Savill, & Co. have been long established, and have carried many thousands of passengers to all parts of the colony. Their packets, which are first-class ships, sail at short intervals throughout the year for all the provinces. Their *New Zealand Hand-Book*, forwarded post free for a shilling, affords much useful information.

The New Zealand Shipping Company is a colonial joint-stock Company, with the head office in Christchurch, New Zealand, and having also a London office. It now owns a fine fleet of seventeen first-class ships, which are despatched in rotation regularly every month to the principal ports in the colony. The Company have hitherto conducted their business successfully.

When the emigrant has selected his ship, he should write for particulars and regulations. These must be

strictly adhered to. They are to the same effect in all the Companies, any variation between the Glasgow and London Companies being slight.

The suggestions previously made in reference to the voyage by steam-vessel, will apply for the most part to passengers by sailing-ships.

It may be added, that passengers should insure their effects before sailing. The insurance may include their passage-money, and also their lives against death caused by accident to or loss of the ship. The premium on effects is 20s. per £100; on lives, 12s. 6d. per £100. The agents for the ship will affect the insurance if desired.

In cases where assistance is required, application should be made to the Agent-general for a copy of the printed conditions on which free and assisted passages are given, if in force at the time, as it occasionally happens that the granting of such passages is suspended when the colonial government find it expedient to do so.

The classes usually eligible are married and single farm labourers; also single women, such as cooks, housemaids, nurses, general servants, dairy-maids, &c. who are not under 15, nor over 35 years of age; also, persons nominated by their friends in New Zealand, provided such nominations have been approved by the government in the colony. In all cases they must be sober, industrious, of good moral character, of sound mind, free from bodily defect or deformity, in good health, able to perform the duties of the occupations to which they belong, and must be going to the colony to reside and settle there.

Emigrants receiving free or assisted passage, on arriving at their destination are received by officers of the government, and maintained for a reasonable time at a comfortable depot. They are free to make their own engagements, and are not required to repay any amount of the passage cost (unless specially stipulated before sailing), nor are they required to work for the government.

Full information as to the current rate of wages can be obtained at the depots in the colony, and lists of persons requiring servants, &c. are kept there.

Nominated persons are those who have been named by their friends in New Zealand as suitable emigrants; and subject to such nominations being approved by the government in the colony, and to the particulars given respecting them being correct, and to their having good health and characters, they will be offered passages by the first available ships.

All passengers, on arriving at their destination, are usually desirous to land immediately. Before removing their effects, it is expedient that they should first seek out suitable lodgings. In the sailing-ships they are allowed to remain on board two days. There are excellent family hotels and boarding-houses, as well as good lodgings to be had in all the chief towns. Cottages and houses will also be found to let. The daily papers should be examined for advertisements concerning houses and lodgings to let. The representatives of the shipping Companies will cheerfully give advice to the passengers if necessary.

When settled, and the luggage all brought from the ship, the emigrant, if he desires employment, should go to the places where registers are kept to make inquiry. 'The Labour Exchange' is the designation of some of these registers.

If the emigrant intends to purchase land, he should at once proceed to the Land Office in the town at which he has landed. The clerk in attendance will inform him what land is open for selection, and the terms. He will also exhibit maps of the districts. Lithographed maps of the blocks open for sale can be had for a shilling each. It may be useful to obtain the advice of some respectable land agent in the matter.

Before making a purchase, the emigrant should invariably go to the land offered and examine it, at the same time making inquiry concerning it from all sources likely to afford information.

It may be also advisable, if time permit and he is not satisfied, before coming to a conclusion, for the intending settler to take a trip by steamer to other districts which may be open, and examine them also.

As the route to New Zealand *viâ* San Francisco is the quickest, many passengers prefer it, although it is attended with the inconvenience of changing steamers, and a tedious railway journey. It is certainly not desirable where there is a family. It is believed to be practicable by this route to bring New Zealand within thirty days of London, by means of powerful steamers running at the rate of knots an hour. A scheme of this kind is said to be at present in contemplation.

The following is a sketch of

THE SAN FRANCISCO ROUTE.

The mails are despatched from London, *viâ* New York and San Francisco, every fourth Thursday, and arrive at New York (3100 miles) ten days later.

They are then sent by rail across America to San Francisco, 6300 miles from England. The transit occupies about seven days. At this port they are transferred to a steamer, which leaves immediately for Honolulu, about eight days' journey, where it stays for a few hours. Leaves for Auckland, which occupies another fifteen days;

reaching New Zealand in about forty days from London. Passengers for Napier, Wellington, Lyttelton, and Port Chalmers change steamers at Auckland. Parties from Great Britain, by this route can have the choice of the leading Atlantic lines to New York. The dates of sailing are as follows: The Anchor Line from Glasgow every Saturday, calling at Londonderry the next day; the State Line from Glasgow every alternate Saturday, calling at Larne, Belfast, the following day. From Liverpool the Cunard Line every Saturday; the Inman Line and White Star Line every alternate Tuesday; the White Star Line and the Inman Line every alternate Thursday; the Williams and Guion line and the National Line every Wednesday. These steamers call at Queenstown the day following. Through tickets can be obtained from the agents of these lines. Trains leave New York daily, by the Erie and other railways, for direct line to San Francisco. Passengers can break their journey at all points of interest, taking their own time up to six months. The Falls of Niagara and the Great Salt Lake and Mormons should not be passed without a visit. Passengers on landing at New York should at once call at the principal ticket offices, 6 Bowling Green, and 401 Broadway, and exchange their prepaid orders for through passage tickets to destination, and secure drawing-room and sleeping car accommodation. Fares from Liverpool or Glasgow to Auckland: First class, £76; second class, £65, 10s.; third class, £32, 6s. Children between five and twelve, half fare; under five, free, the entire distance from New York. These rates do not include meals on the railway, the extra cost being, 75 cents and 1 dollar respectively for each meal. Pullman's drawing-room and sleeping cars are also extra. The fare for double berth is £4. Luggage: 250 lbs. allowed for each first-class adult passenger, 150 lbs. second class, 100 lbs. third class. Proportionate allowance for children. Passages can be secured in London, from C. Clark & Co., Windsor Chambers, Great St Helen's, E.C. In Liverpool, from Jno. B. Loveland, or any of the Atlantic Steam Lines; and in New York from Chas. P. Craig, 401 Broadway, or the Pacific Mail Company, 6 Bowling Green.

Addresses.

Agent-General for New Zealand, 7 Westminster Chambers, London, S.W.

Emigrant and Colonist's Aid Corporation' (Limited), Manchester Special Settlement. *Secretary*—C. DUGALD BUCKLER, Esq., 25 Queen Anne's Gate, Westminster, S.W.

New Zealand Agricultural Company (Limited), 110 Cannon Street, London, E.C. *Secretary*—H. S. VALENTINE, Esq. British New Zealand Farms Association (Limited), Mansion-House Chambers, 25 Queen Victoria Street, London, E.C. *Manager*—ALEX. A. M'LEAN, Esq.

The End.

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Map of world illustrating routes by sea between England and Australia

Map of world illustrating routes by sea between England and Australia

The England of the Pacific Or New Zealand as an English Middle-Class Emigration-Field.

A Lecture. BY ARTHUR CLAYDEN,

Author of the "Revolt of the Field," "Letters of Canada," Etc. Etc.

Together With

A Reprint of Letters to the Daily News on The English Agricultural Labourer in New Zealand; Notes of a Month's Trip on Horseback through the North Island of New Zealand; and a Few Plain Directions for Intending Emigrants.

Eight Full-Page Illustrations.

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Preface.

So much has been written respecting New Zealand that some apology seems necessary for adding to it. The following Lecture is, however, not intended so much for instruction as for illustration. The valuable Handbook of Sir Julius Vogel, the Agent-General for New Zealand, and a Paper read by him before the Colonial Institute, pretty well exhaust the subject as far as general information is concerned. The aim of the compiler of this 'lecture has been to give a few life sketches illustrative of the position and prospects of Englishmen settled in New Zealand. His visit to the colony was for the express purpose of seeing for himself how the emigrant from the old home took to his new one.

The letters to the *Daily News* embodying the results of his investigations are reprinted at the request of gentlemen interested in the welfare of New Zealand, who deemed their generally favourable testimony as

specially valuable on account of its absolutely independent character. The lecture, as indicated by the title, traverses a somewhat different line, being intended to illustrate New Zealand possibilities as regards Middle-class Emigrants rather than actualities as regards the Labourers. Combined, it is hoped that their publication may be useful in overcoming prejudices or misapprehensions which prevent multitudes from availing themselves of the splendid advantages of the "England of the Pacific."

For the pictorial illustrations the author is indebted to the courtesy of Sir Julius Vogel, from whose Handbook of New Zealand they are borrowed.

LONDON,

July, 1879.

The England of the Pacific.

New Zealand—The Labourer's Paradise—Fifty-four Shillings per Week *versus* Twelve—Cost of Living—Visit to an English Agricultural Labourer—Who should not go to New Zealand—Difference between English Three per Cents, and New Zealand Eight—£300 a year *versus* £640—Sunshine *versus* Gloom—Openings for English Tradesmen, Manufacturers, Farmers, and Market-gardeners—Evidences of High Civilization—Nelson—Dunedin—Christchurch—Wellington—Auckland—Statistics of Book Imports, Telegraph and Post-Office Services, Savings' Banks, Beer, Wine, and Spirit Imports—Visit to two English Middle-Class Settlers—An ex-Shoemaker's History—A Berkshire Ironmonger as a New Zealand Farmer—The English Character of New Zealand Life—Its supposed Loneliness—The Maoris—An Irish Settlement—The Voyage—Life on Board Ship—Objects of Interest *en route*— Conclusion.

It has long appeared to me that the subject of emigration must soon occupy a foremost position among our social questions. However we may feel disposed to hug this little island home of ours—and I will yield to no one in appreciation of its unique advantages, for I verily believe it to be the most desirable place of residence in the world for those who can afford a luxurious life—it is getting clearer and clearer every year that some of us must, sooner or later, swarm off. If any one doubts this, he has but to insert an advertisement in the papers for a clerk or private secretary, at a salary say of £150 a year, about what a navy gets in New Zealand, and the choked condition of his letter-box for the next week will quite settle the point. The fact is indisputable. The home is very snug. It is abundantly comfortable. Nowhere, on the whole, may we find better quarters; but, as a matter of fact, it is too small. The alternative of emigration has to be faced. Nor need this alternative fill us with alarm. After devoting some years to the study of our emigration-fields, I venture to strip the bugbear of expatriation of its terrors, and I will also do my best to strip emigration of its disgrace.

It is high time the work of colonization took a fitting position in our social economy. Emigration has hitherto been looked upon too much as a last resort of the unfortunate; and I have heard a Canadian remark with bitterness, in view of the Ne'er-do-wells who have flocked to his shores from the old country, "One would think it was written over our entrance-gates—'Rubbish shot here.'" Broken-down merchants, family scapegraces, younger sons who have failed to get into either the army or the church, and paupers of every degree of moral feebleness—these have too generally constituted the bulk of our human freightage to the colonies. So that, as a matter of fact, it has come to be regarded as a sort of social disgrace to have turned emigrant, and the friends of the supposed unfortunate individual feel under an obligation to apologize for the step, and a sympathetic circle of acquaintances hope for the best for "poor Jones."

Now, ladies and gentlemen, one of the deepest convictions which I have brought home from the Antipodes is that it is high time a new departure were taken in the emigration line. Instead of regarding a removal to the "Greater Britain" as a sort of voluntary transportation, I would have the magnificent domain kept before the energetic youth of England as a noble field for the performance of their life-work. The New Zealand whose hills and dales I have been exploring, whose towns and cities I have visited, and whose boundless resources I have seen revealed, is no mere refuge for the destitute. It is a glorious second home for Englishmen, a country every way worthy of its illustrious parentage, and destined to take its place in the world as the England of the Pacific.

My object in this lecture is more especially to place New Zealand before the overweighted Middle-class population of England. A thousand times, as I have viewed the varied openings for skill and enterprise everywhere presented, the wish has risen in my breast, "Would that some hundreds of the hard-pressed middle classes of England could be persuaded to break away from their moorings, and following the example of the

labourers, come over to this beautiful southern isle and enjoy its splendid advantages." My presence here to-night is an outcome of this aspiration. Much, I know, has already been said and written touching the sunny South. Very recently the versatile novelist, Mr. Anthony Trollope, has given us a deliverance on the subject. I have not read his book, as I prefer going to him for amusement to sitting at his feet for instruction.

So far as I had pushed my inquiries in the direction of New Zealand life characteristics and possibilities as an English emigration-field, previous to my recent trip there, nothing really satisfactory had come before my view. I was quite satisfied with its advantages to the working man, and had unstintedly urged emigration thither as a panacea for his chronic social ills. It was not necessary to take a voyage of thirty thousand miles to convince oneself that it was a safe course for a man to exchange a wage of from ten to twelve shillings a week for one of from two to three pounds. The immense advantage was so obvious as to leave one with only this matter of wonder, that thousands instead of hundreds did not eagerly rush to secure it. I am glad to be able to say here, that after a careful and somewhat exhaustive inquiry on the spot, this previously-formed conviction touching our English labourers has only been deepened and confirmed. New Zealand is, beyond dispute, the labourer's paradise. There he is emphatically master of the position. All that is comprised in that summary of his ambition which is set forth in the following doggerel rhythm:—

*"Eight hours' work, and eight hoars' play,
Eight hours' sleep, and eight bob a day,"*

is more than realized.

Almost the first inquiry on the subject which I made on landing at Nelson, elicited the following facts :—A number of unskilled workmen, that is, mere shovel and pick men, engaged in removing soil from a hill side for harbour improvements had just successfully struck for an advance of one shilling a day upon a wage of eight shillings for eight hours' work! Here, then, was not only the "eight hours' work," and "eight bob a day," but another shilling, just half his old English total wage, into the bargain ! And if anything further was needed to prove the case as regarded the labouring man, it was only necessary to inquire as to what this fifty-four shillings per week really meant. If in New Zealand the man had to pay five shillings for what he could get in England for one, the case might not be so good after all, and it might be a moot question whether, to use a somewhat slang but expressive phrase, the game was really "worth the candle." But almost the first thing I inquired about,—the cost of living, revealed the somewhat startling fact that instead of the English shilling's worth costing five there, the five-shilling English leg of mutton could be bought in that very New Zealand town for one shilling. Nor were the other necessaries of life much less cheap. Bread and flour were about the same price as at home; sugar a trifle dearer, but decidedly better; tea the same price; fruits and vegetables were dear, except cherries, peaches, and potatoes. The former of these, cherries and peaches, were plentiful as blackberries all through the season, December and January. Nor was there any great difference in the prices of general drapery, clothing and boots. I was surprised at the similarity to English prices, and it seemed abundantly clear that in a few years' time trade competition would fully equalize them.

Here, then, as regarded the working man, the case was perfect. Never was social redemption more complete. He leaves England a social Pariah, and finds himself there a man. A stranger to a good dinner in the old home, he finds himself in the new one surfeited with food; the sport of circumstances, and the prey of parish-officers and recruiting-serjeants in England, he finds himself in Now Zealand an important factor in the social argument. I met one of them in a road at work one day, and, as was my wont, I at once accosted him. He had been out about three years. In England his average wage was twelve shillings per week. He had heard the voice of Joseph Arch, and had cast in his lot with the "National Agricultural Labourers' Union "; for this his employer had scowled upon him and wished him at the devil. Instead of gratifying the pious wish of his employer, a Kentish farmer, he availed himself of the generous offer of the New Zealand Government, and came out with a shipload of emigrants.

"And what do you get per week ?" I inquired.

"Two guineas, sir, all the year round," he replied.

"That's rather different from your old-country prospects," I suggested.

" Why yes, sir," he answered with a knowing turn of his head; "instead of a big house to look forward to in my old age, I have a little one, but then he's all my own."

" Oh, then you have already got a house of your own, have you ?" I put tentatively.

" Yes, sir," he answered, "there he be," pointing with his rake along the road to a pretty little verandahed cottage standing in a plot of ground by the road-side. "I am just adding a couple of rooms to him. Step up and have a look at un, sir."

I did so. The wife was at home and invited me to a seat in her parlour. It was a comfortably-furnished room,

with a sofa and various little knick-knacks, which you rarely see in a working-man's cottage—in the English rural districts at any rate. The new rooms were a kitchen and a spare bedroom; behind, stretched out the good-sized garden, filled already with vegetables and fruit-trees. I learnt from the wife that with the exception of about fifty pounds, all was paid for. Here, then, was further demonstration as to what New Zealand meant for the British workman ! Any sober and industrious man could easily secure as the result of his toil, in an incredibly short time, a freehold house and garden. Ob-

Governor's House, Auckland.

servicing a neatly-clad little girl entering the front door, I soon learnt that she had been to school, a free school it appeared, one of six or seven to be found in the city of Nelson. I was immensely gratified by the picture, and recalled to mind a spiteful letter which I had read years before in the *North Wilts Herald*, wherein I was advised not to show my face in the West Berks district, lest the relatives of the unfortunate labourers whom I had induced to leave for New Zealand should wreak their vengeance upon me !

I laughingly alluded to this letter in a subsequent gossip with this labourer, and his reply was pretty much to the point, "That feller, sir, couldn't 'a known what he were a saying." I am afraid, however, he did know, for, in spite of his anonymous signature, I detected in the scurrilous epistle the hand of a time-serving tradesman who took advantage of my absence from home to write what he would not have dared to utter to my face. Such men abound in our small towns, and are the anathema maranatha of every manly soul.

But as a middle-class Englishman, and painfully aware of the severe pressure to which multitudes were being subjected at home by the stagnation of trade and various other causes, I was especially anxious to ascertain how far New Zealand would meet their case. My presence here to-night in the altogether novel character of a public lecturer is for the purpose of laying before you, as I have already intimated, the results of my investigation and inquiries.

What are the chances or opportunities presented by New Zealand to the average middle-class capitalist, whether tradesman, manufacturer, or agriculturist? Is there a reasonable prospect of his reaping any substantial benefit from a removal to that distant colony? To these inquiries I now address myself with a determination to be as honest and impartial as I endeavoured to be while accompanying Mr. Arch on his mission of inquiry touching the noble colony of Canada. In the first place, then, I would clear the way by giving an opinion as to who should not emigrate. I was accosted by a smartly got-up young fellow on board a steamer one day, who wanted my opinion as to the prospects presented by New Zealand for clerks—bank clerks, and such-like. I replied, Utter ruin and self-destruction; and I repeat the verdict here. Such men are not wanted there. The peculiarities of colonial life are wholly unsuited to that artificial existence in which, for the most part, they live and move and have their being. Nor should fine young ladies, who are unused to domestic work, and whose heaven of heavens is a drawing-room couch with the latest novel before them, think of going to New Zealand.

It is not my province here to-night to say what this sadly increasing section of our English society should do with themselves as a refuge from that blank despair which the state of the matrimonial market threatens a large proportion of them with. I can only say what they should not do, and that is, go to New Zealand. Alas, for such amid the exigencies of the life they would find there! True women are indeed needed in our colonies; and I know of no grander mission than his or hers would be who would organize some scheme for removing from the overcrowded English homes a few thousands of their energetic and bright-eyed daughters to the towns and farms of New Zealand. How much their beneficent ministry is needed there to counteract the deteriorating circumstances of the incessant toil no one who has visited the settlers' homes requires to be told. I am afraid schoolmasters and professionals of all kinds dare not entertain hopes of advancement from a removal to the Antipodes. So far as I could see, there is every prospect, thanks to the splendid public school system of the country, of the home supply for all the genteel professions greatly exceeding the demand. The suicidal vanity of bringing up children with a view to their wearing broadcloth and idling away their time behind bank counters or at lawyers' desks, is not confined to the mother country. The Mrs. Brown of a New Zealand city has much in common with her namesake at home. She is very apt to think that her Frederick, dressed like a gentleman and sporting a lot of jewellery, is a much finer sight than the same unique being would be at work behind his father's bench or guiding his father's plough.

I need not stop to indicate the utter ludicrousness of the bare idea of a Pall Mall exquisite finding himself in a colonial town. However desirable it might be for such idlers to quit their country for their country's good, they must not go to New Zealand. The paradise of the toiler would prove the purgatory of the self-indulgent idler.

There is one class, however, outside of the industrial, which I have often thought, while in New Zealand, might emigrate there with immense advantage. I refer to those who derive their modest incomes from investments in English stock. Take, for example, the case of a gentleman who is blessed with half a dozen lads,

and whose fortune consists of £10,000 in the Three per Cents. He gets his £300 a year, and has to pinch in some quiet corner of the land to hold his own in society. Now let me place him in New Zealand. £8,000 he could invest on security almost equal to that of the English Three per Cents, at eight per cent., or, if he were of an enterprising disposition, he might get ten per cent. A gentleman, just before I left New Zealand, advertised £5,000 to let out on mortgage, and before six hours were passed he had found a perfectly safe investment at twelve per cent, per annum. I will, however, for the sake of argument, take the lower figure, eight per cent. This would give him an income of £640, and with the remaining £2,000 (less the amount spent in removal and outfit) he could buy a good home with from ten to twenty acres of land. Here would be occupation in the shape of a small farm, orchard, and garden. For £5 he could buy a milking cow, and other stock proportionately cheap. £400 would put him up a seven or eight-roomed house. I say nothing about the exquisite climate, for which he would exchange the bitter winds and gloomy atmosphere of England. You must go, as I have gone, and luxuriate in the delicious sunshine, to understand what that means. I have many times stood on a lofty New Zealand hill and felt how poor all the luxuries of home life were by comparison with the rich splendour of the glorious scene before me. Yonder were still loftier ranges of the everlasting hills, with their verdure-clad slopes revelling in the brilliant sunlight. Trickling at their base ran the sparkling mountain stream. All around were the paddocks dressed in living green. In the distance the huge flax-plants reared their handsome leaves, and here and there rose above them the graceful blossom of the pampas grass. Nearer at hand were laden cherry-trees and peaches hastening to maturity. To the left were a few acres of original bush, with here and there a grand old monarch of the forest rearing his proud head high above the rest; and last, though not least, you saw resting on the green turf one of these said lordly monarchs prostrate. His time had come, and with a thud which must have shaken the whole neighbourhood, the huge fellow had fallen to the earth.

I must not, however, allow myself to be carried away into the æsthetic. It is not sublime scenery that will tempt the cool, practical middle-class Englishman whom I wish to influence, to shift his moorings. I return, therefore, to plain bread-and-cheese considerations.

What has New Zealand to offer to the tradesman, the manufacturer, or the farmer? I think a fair chance of comfortable competency. My grounds for this belief are these:—Most of the tradesmen, manufacturers, and farmers already there either are doing well or have done well, and this in spite of sundry disadvantages under which the average middle-class Englishman would not lie. For instance, a large proportion of the prosperous New Zealanders were originally poor labouring men. They have gone plodding on year after year, but there has not been much spirit of enterprise among them. Comparatively few of the tradesmen import direct from the English, American, or Continental markets. They depend on middle-men, the merchants of the respective seaports. This places them at a great disadvantage. Their articles are too dear for general consumption or purchase, and hence you find hundreds of homes without conveniences and adornments which it should be the aim of the trader to supply. And so of the local manufactures. They are too elementary, and there are scores of new ones which might be opened up.

One of the most pressing needs of New Zealand just now is a development of manufacturing power. Few countries are richer in raw material. I need scarcely refer to the immense wool growth. The fact that 64,481,324 lbs. were exported in the year 1877 eloquently pleads for men and machinery to work it up at home. Then the thousands of acres of flax running to waste call loudly for rope-manufactories and other means of utilizing this valuable article. On one farm which I visited there were scores of acres of ground covered over with splendid flax which the owner was burning off for want of a better use for it. The fine timber is in a fair way of being utilized for manufacturing purposes. At Auckland

A company has just been formed at Auckland with a capital of £120,000 to develop a saw-mill, sash and door manufactory. The mills will turn out 15,000,000 ft. annually. There is also a sash and door manufactory at Aratapu employing 300 hands.

and Dunedin there are large wood-ware manufactories, and what is still more significant, woollen manufactories are beginning to be heard of. Of course a large trade is done in tinned meats, upwards of 18,000 cwt. being exported in the year 1877; but why should there not be a New Zealand Cross & Blackwell's, a Huntley & Palmer's, and a thousand other manufactures, whereby the natural products of the soil could be utilized, and a better market be opened up for the produce of the farm? How infinitely preferable would be the life of the artisan under the glorious sunshine of New Zealand to that which he spends in the dirty, smoke-begrimed, and every way wretched and unwholesome working-class regions of Birmingham, Manchester, Bristol, or even London.

Few things are more striking to the New Zealand visitor than the difference between the *morale* of the artisan there and at home. In England he finds him habitually shabbily clothed, badly housed, and with a general air of malignant discontent hanging about him. His appearance too often after his day's work is done, is that of a reckless, hopeless, ill-used individual, with a dirty short pipe in his mouth, and either on his way to the public-house or reeling home drunk therefrom. How different the appearance of the average New Zealand

mechanic ! He has got a pretty little verandahed house of his own. A piano is heard in the "parlour." In the evening you see him out for a walk with his well-dressed family. On Sunday "Mr. and Mrs. Brown" and their children occupy prominent seats at church, contributing probably more towards the "cause" than the average middle-class churchgoer in England. In a house where I stopped for a little while at a New Zealand city, a young man employed at some iron-works was boarding. He earned about 55s. per week and lived on 20s. An hour after he returned from the works he was dressed like a gentleman, and off for a ride on a handsome chestnut horse which he had bought. Another night he and his workmates would be taking half a dozen young ladies for a row in the harbour. I am afraid I should have to search very diligently at our manufacturing centres to find such a comfortably-circumstanced artisan.

I shall not soon forget the shock which I received while travelling through the "Black country" in 1873 on my way to Liverpool. I was going to Canada to see what hope there was there for half a million of English toilers whose lot seemed especially hard and trying. Alas ! as I looked out of the railway carriage windows on the revolting homes of the workers at Birmingham, Wolverhampton, and all along the route, I felt a kind of philanthropic despair. The mission to which I had devoted myself enlarged with an overwhelming ratio; and it was not until I had seen New Zealand that I dared hope for any real redemption for the British toilers. Now I see a door of hope. Beneath that sunny sky and amid the rich abundance of those fertile fields I am sure there is a happier life to be lived; and I shall experience a new joy in life if I am able to induce English capitalists to make it possible for tens of thousands of our working classes to go out and realize its bliss.

As for agriculture, thousands of our young farmers should take their capital and skill to New Zealand, and buying out the poor farmers who are scratching over their labour-starved acres, and getting a bushel of corn where they might take a sack, show what may be done amid such matchless natural advantages. At Nelson, for instance, a district generally pooh-poohed by the inhabitants of Canterbury or Otago, I could point out farms by the score which might be bought for from £500 to £2,000. Knowing people on the spot will tell you that the land is poor; but it is not the land but the farming which is at fault. Of the myriads of acres of hill and vale lying idle all along the Nelson district, I do not believe there is an acre which might not be made to yield either grass or corn or fruit. With a little pains and enterprise vast orchards might be developed all around. I have seen scores of cherry-trees which never had a care bestowed upon them, wild growths of the soil, laden with delicious fruit, fruit which if sent to the English market in some preserved condition would find a ready welcome. Where a hundredweight is now grown, a thousand tons might soon be grown. What a field for English market-gardeners! Fancy wild peaches growing in such profusion that pigs are fed upon them ! I have seen sacks-full carried off to the pigs, any one of which would have fetched threepence at least in Covent Garden market. What if hundreds of acres were covered with those trees instead of a score or two of square yards, and the pruning-knife applied and the gardener's skill introduced, and capital employed in seconding the efforts of nature! A second garden of Eden might be developed. The climate—I speak now more particularly of the Nelson district, with which I have made myself most familiar—the climate I say is simply perfect. Without the heat and liability to drought of the Australian colonies, there is yet an abundance of delicious warmth, tempered by sea or land breezes which make out-door work even in midsummer an actual delight. In winter, instead of the frost and snow of our Northern isle, grateful rains fall, to be stored up in Nature's reservoirs until the ensuing summer.

No condition of successful agriculture or horticulture is wanting. Well-made roads traverse the whole district, and for some thirty miles there is the additional advantage of railway communication. In other parts of New Zealand upwards of 1,000 miles of railway are open to the public, and probably nearly as much more is in course of construction.

In the North Island vast tracts of land are being surveyed with a view to English settlement which for richness and fertility surpass anything ever before offered to the public. I have no doubt, from all that I have heard and seen of those lands, that in proper hands they will become the most prosperous farms in New Zealand. The men who now buy them will in all probability become rich by the mere accretion of value year by year, just as the fortunate purchasers of the Canterbury plains on the South Island have done.

One very general idea respecting New Zealand should be at once got rid of. It is not barbarism that the Englishman is invited to. In a very literal sense, the schoolmaster is abroad, In the most remote districts there is the village school-house and a qualified State-paid teacher. At Nelson there is a college of a high order, and in each of the other leading cities there are educational advantages which leave nothing to be desired in that direction. There are also all the other characteristics of an advanced civilization in New Zealand. At Wellington—the future London of the "England of the Pacific"—a steam tramway traverses the city; a fine Athenæum, with its public library and reading-rooms, adorns one of the leading streets; churches of more or less imposing structure are found all over the city, and there is all the bustle and stir of a thriving English seaport. The same also may be said of Dunedin, Christchurch, and Auckland. One of the most beautiful churches which I have ever seen was the Knox Presbyterian Church of the former city, and at Christchurch

there is a perfect plethora of sacred edifices. In all these cities you find every requisite for, and characteristic of, the most refined society. The principal book-shops are miniature British Museums. I know of no such immense stores of literature as you find in them. The total value of the books imported during the year 1877 was no less than £118,707!

Then there is a singularly perfect telegraph system all over the country. In the most remote districts you see the magic wires running along, and can flash your commands at will. I was visiting a settler some five-and-twenty miles from a city early in this year, and, although miles away from even a country village, I both received and answered a telegraphic message sent from a city 150 miles off. The best idea that I can give of this fine service will be conveyed by the eloquence of figures. During the year 1877 no less than 1,182,955 messages were sent over the 7,530 miles of wire, and from the 3,307 telegraphic stations of New Zealand; and the cost of the same was £85,589. 8s. Nor is the Post-office service less wonderful in its efficiency and universality. The total number of letters received by the various offices during the year 1877 was 7,119,765, and the number despatched was 5,935,105. The total number of newspapers received was 4,805,785, and the total number despatched 3,260,526. The total revenue derived from this service amounted to £143,600. 1s. 5d. If it be borne in mind that the population of New Zealand, exclusive of the Maoris, on the 31st December, 1877, was only 417,622—about the same, I suppose, as that of either Manchester or Birmingham—a tolerably clear conception of the commercial and intellectual vigour of the colony will be obtained. If it were not for the fear of wearying you with statistics, I should like to have further strengthened my case here by a reference to the Post-office savings' banks. Let it suffice that on the 31st December, 1877, there were no less than 28,761 open accounts, and a grand total of £767,375. 17s. 8d. standing to the credit of the depositors, giving an average to each depositor of £26. 13s. 7d.

All this I take to mean civilization, and if it were necessary to add anything further to the story, I should only tell you of the £78,332 worth of beer, the £95,382 worth of wine, and the £254,117 worth of spirits imported by the colonists during the year to satisfy their thirst. A people that could dispose of this prodigious quantity of strong drink must be highly civilized indeed.

It will relieve your patience somewhat, as well as illustrate my case, if I now place before you two photographs, as it were, of middle-class English settlers in New Zealand. I sought out two thoroughly representative cases—one of a recent settler, and the other of an old one—and paid them both a visit. It is a question often asked in England, and rarely satisfactorily answered, "What sort of chance of success does an English tradesman stand who goes in for farming in New Zealand?" I remember proposing a question of this kind to one of the shrewdest and best-informed men in Toronto, the Hon. George Brown, proprietor of the *Toronto Globe*, and being somewhat startled by his reply. "A better one," said he, "than that of an English farmer." "How so?" I asked. "Why simply because in the one case there would be a disposition to learn all the peculiarities of colonial agriculture, whereas in the other there is always found an invincible cleaving to English customs, which is sure to lead to failure."

The cases to which I am about to refer bear out Mr. Brown's deliverance. The two settlers whom I visited had both been English tradesmen. The first had been a boot and shoe manufacturer, and the other an ironmonger. It was on a beautiful Saturday afternoon, sometime in February last, that I accepted an invitation to take a ride out to a lone farmhouse situated far away in the mountainous regions of the Nelson district. On either side of our well-made road scenery of the most romantic kind was continually being revealed. On the right, at a distance of some two or three miles a huge mountain chain stretched along, and rising up behind it were the lofty tops of other and still higher mountain-ranges. Dotted these verdure-clad slopes were thousands of sheep. The intervening space constituted the cultivated lands of the respective settlers, whose homesteads were situated therein. On our left similar high hills alternated with well fenced-in paddocks, while in front of us, at a great distance, towered up immense mountains covered with primeval bush. We found our worthy host in a well-built house, nestling down at the base of these hills. Encircling the tastefully-built home was a belt of poplar-trees, enclosing some four or five acres. Within this outer row of poplars was a row of cherry-trees, and scattered about over the enclosed area were numberless apple, pear, plum, and peach-trees. The farm buildings were a few hundred yards off, and stretching away for a considerable distance to right and left were the fields which, with the surrounding hills, constituted the well-to-do settler's domain. As we entered the gate and walked up to the house there stood the hale and hearty looking ex-shoemaker under the verandah, ready to extend to us a true colonial welcome. It was not long before I had the history of this successful man, and I think if under any possible circumstances it were lawful for a man to indulge in a little self-laudation it was lawful in his case. Some twenty-five or thirty years before he had left England a comparatively poor man. His capital consisted of about £200, which he had invested in leather cut up to the sizes requisite for shoe soles. On arriving in New Zealand he at once commenced business as a boot and shoe maker. Success attended him until he was able to avail himself of the cheap lands being offered by Government with a view to an extension of the boundary of civilization. Possessed of his land he at once commenced planting, and hence the fine belt of

poplars and the numberless fruit-trees on his estate. The gist of the whole story was just this—the right man had got hold of a good thing, and his common sense and industry had enabled him to turn it all to good account.

And that selfsame good thing is what I am here to put before you. What that honest cordwainer has done a thousand Englishmen might go and do to-morrow. I do not say that *anyone* could achieve such a success, but I know sufficient of the middle-class population of England to feel sure that a very large proportion of them might go forth to those New Zealand solitudes, and by patient, plodding industry, secure to themselves a home and a competency, if not a fortune. Observing a young lad of fifteen or sixteen approaching the house on horseback the settler said:—"Yonder is one of my sons just returned from College. I want to give him the best education within my power, and so he goes every day to Nelson College." Here was a still more pleasing fact. The father probably had never been to more than an old woman's day-school such as we all remember in our childhood, but which, thank God, are now becoming increasingly scarce. But with a most laudable anxiety, he consecrates a portion of his hardly-acquired wealth to the securing to his boy that which as far transcends gold in value as the joyous life of the New Zealand settler transcends the revolting monotony and the laborious trifling called life of a large proportion of the English well-to-do classes.

As I turned my back on that fine two thousand acre farm and its radiant-faced owner I seemed to have a view opened up to me of New Zealand possibilities which I earnestly hoped I might one day have an opportunity of spreading out before those hardly bestead men of my acquaintance in the old country. At that time I did not expect, at any rate for some years, to have that privilege, but in the wondrous evolutions of that Good Providence whose guidance I thankfully acknowledge, I am here within six months of the visit, brought safely over the intervening fifteen thousand miles of sea. If I am addressing any overweighted man here to-night, in view of the ever-increasing worry and anxiety of his present lot, consequent on the overcrowding of this little isle and the severity of business competition, I would simply ask him to "look on this picture and on that."

My other illustration is of a wholly different character, but I think it will be of even more real use in the elucidation of my subject.

About two years ago a Berkshire tradesman of my acquaintance, feeling himself somewhat overborne with business and domestic cares, determined to dispose of his concern and go with his large family to New Zealand. I resolved on looking him up as soon as I reached the locality of his choice. I found him just entered upon a thousand acre farm in the Nelson district, some twenty miles beyond the city, bushwards. The farm consisted of two-thirds of fern-clothed hill land, and one-third of valley, thickly studded over with wild vegetation—manuka, flax, sweet-briar, &c. About a hundred acres only were in actual cultivation. Some two hundred and fifty sheep were feeding on the hills, and a score of young cattle grazed in the plains. The greater part of my friend's family remained at Nelson. One youth had found work in an engineering establishment, and was taking a salary of pretty well £150 a-year. Another was in a house of business at a good salary. A third had developed an old love of carpentering, and was earning over a couple of pounds a week with his saw and plane. One or two more were equally industriously employed, and a nice little nest-egg had each of them already in the Nelson Savings' Bank.

Seated at my friend's hospitable table, I asked him how the change had on the whole turned out, was he satisfied with the general outlook? His answer was prompt, explicit, and decisively affirmative. He was supremely happy in his lot. The outdoor labour restored tone to his jaded nerves. The glorious sunshine made existence a delight, and living for the most part on the products of his farm, the problem of life was simplified.

And as I accompanied him into his orchard and joined him in partaking of nature's bounteous feast in the shape of cherries, gooseberries, &c.; and then mounting one of his horses, accompanied him over his extensive domain—now riding over a high hill, then passing through a kind of gorge where ferns of every kind flung their graceful leaves all around us, the luxuriant vegetation forming a charming archway and protection from the sun, I began to understand his enthusiastic delight. Verily he had indeed made a good exchange! When I had years before visited him in his old English home I had often felt grieved at his aged, careworn aspect. The battle was far too severe for him. Now a glorious sense of relief was visible. The humanities within him began to have play. He could join in the merry laugh. Life was no longer that joy-murdering harassment which it was wont to be, but a blessed thing every way worthy of Him who was its source, and of that glorious immortality towards which it leads. Again, I say, in view of the growing anxieties of English middle-class life, "look on this picture and on that."

I spoke of New Zealand in the commencement of my lecture as the Englishman's second home. I used that expression advisedly. It is emphatically English. Everywhere and on all hands the Englishman feels at home. All the associations are home-like. The people all have the comfortable home look. They all talk of England as home. Our good Queen is their much-loved Sovereign. The highest ambition of every one, next to his gaining paradise, is to visit the dear old home some time. Every shock felt in England thrills through the whole colonial soul. When the news of the death of the estimable Princess Alice was flashed across the main there was a

universal sense of bereavement. I was in a Congregational Church one Sunday morning when the sad announcement was made, and even now I feel moved by the remembrance of the sympathetic thrill which went through that audience.

The prevailing tone of thought too is English. Even the foibles of the good colonists smack of the old home. There are the same hair-splittings in theology, and the same worship of a Shibboleth. In a remote New Zealand village I found no less than five places of public worship. There were Plymouth brethren and Plymouth brethren—Darbyites and Newtonians, just as one finds here in England. Dear, good souls, there they were looking at one another askance just as you may see them at Clifton and elsewhere—the follower of Darby not daring to worship with the follower of Newton because forsooth the said Newton was supposed to have broached some heretical theory touching our Lord's humanity. Another very important consideration is that the climate is essentially English, a vastly improved English of course, but still essentially our own. The English child thrives in it as he cannot in the Australias, or India, or the Cape, or even in Canada. I happened to be at Christchurch on a public holiday, and as I left the station a long procession of school children passed by on their way to some picnic in the neighbourhood. I carefully noted their appearance, and was not more struck with their neat attire than with their hearty, healthy looks.

If I might be allowed the expression I should describe the New Zealand climate, especially that of the Nelson district, as a kind of glorified English.

I had grave doubts as to the tolerableness of the unavoidable loneliness of a settler's life, but after living for two months in a lonely shanty, far away from human habitation, I can cordially endorse the well-known sentiment of Lord Byron:—

*"To sit on rocks, to muse o'er flood and fell,
To slowly trace the forest's shady scene,
Where things that own not man's dominion dwell,
And mortal foot hath ne'er or rarely been;
To climb the trackless mountain all unseen,
With the wild flock that never needs a fold;
Alone o'er steeps and foaming falls to lean;
This is not solitude—'tis but to hold
Converse with Nature's charms and view her stores unrolled."*

I never felt less lonely. Naturally timid, and of a highly nervous temperament, I never used to feel alarmed, although surrounded with all the circumstances which might be expected to inspire such an emotion. I confess this has often occasioned me surprise. As I have looked forth from the door of my lonely shanty on a dark night when nothing was visible but the dim outlines of the all-surrounding hills, and no sound was to be heard save the cry of the wild fowl or the tinkling bell of the wandering kine, I have wondered at my insensibility to alarm or fear of any kind.

This is rather an important consideration, as I am con-

Hereford Street, Christchurch.

A few words as to the journey out to New Zealand and I have done.

This is after all the great bugbear—the 15,000 miles of sea. Tens of thousands of Englishmen would at this moment be enjoying the advantages of a New Zealand life but for the intervening sea. They cannot face the dangers of the deep. I wish to strip this bugbear of its terrors. After travelling some 50,000 miles by sea, I give it as my decided opinion that on board such magnificent vessels as are the great steamers which now traverse the mighty deep there is no more real danger than there is in an ordinary train on an English railway. To such mathematical accuracy has the whole science of navigation been brought, that a captain of an ocean steamer as well knows the route he should take, and the exact spot in which he is either by day or by night, as does the driver of a Great Western Railway engine. And as for the discomforts of a sea-voyage, I suppose no one is more susceptible to these than myself, for no one, I think, can be a worse sailor. I must, however, declare them to be ten times worse in imagination than in reality. My voyages to and from New Zealand have not left an unpleasant remembrance behind them, and my reminiscences of four Atlantic trips are all more or less pleasurable. Of course you have much to put up with. It would be simply idiotic for a man to expect all the comforts of a more or less luxurious home on board ship.

I have met lunatics at sea who were in a state of chronic discontent because they were deprived of sundry

little indulgences which they had grown accustomed to at home; others would get into a complaining mood, and avenge themselves by an habitual surliness for the *mal de mer* under which they suffered. But such cases were exceptional, and it was usually foreigners, Frenchmen or Germans, who thus figured as illused individuals. The good, strong, common sense of the Englishman soon helped him to accommodate himself to the situation, and hence a fair share of real enjoyment throughout the voyage. It is impossible for a man of even average culture and sensibility to resist the joy-inspiring influences of "a life on the ocean wave." He may not perhaps be able to adopt the enthusiastic words of Barry Cornwall:—

*"I'm on the sea ! I'm on the sea !
I am where I would ever be,
With the blue above, and the blue below,
And silence wheresoe'er I go.*

* * * *

*I love, O how I love to ride
On the fierce, foaming, bursting tide;
When every mad wave drowns the moon,
Or whistles aloft his tempest tune;
And tells how goeth the world below,
And why the Sou'-west blast doth blow.
I never was on the dull tame shore
But I loved the great sea more and more;
And backward flew to her billowy breast,
Like a bird that seeketh its mother's nest."*

The sea-voyager, I repeat, may not be able to adopt such enthusiastic lines as these, but if he have any soul at all he cannot help entering into the spirit of another poet and exclaiming, in view of the magnificent spectacle:—

*"Thou glorious mirror, where the Almighty's Form
Glasses itself in tempests; in all time,
Calm or convulsed, in breeze or gale, or storm;
Icing the Pole, or in the torrid clime
Dark heaving; boundless, endless, and sublime;
The image of Eternity; the throne
Of the Invisible; e'en from out thy slime
The monsters of the deep are made; each zone
Obeys thee; thou goest forth, dread, fathomless, alone."*

Nor is the sea the only object of interest to the voyager. Notwithstanding the somewhat cynical deliverance of a wit who wrote on his cabin window—

*"Two things break the monotony,
Of an Atlantic trip;
Sometimes alas ! we ship a sea,
And sometimes see a ship,"*

I venture to think there is abundant food for reflection and a fruitful source of interest in the surrounding circumstances of his position. I for one, never tired of contemplating the magnificent triumph of human skill which the vessel itself presented. As I was rowed across Hobson's Bay at Melbourne to go on board the *Chimborazo*, which lay anchored some three miles from the shore, I felt almost appalled as the stupendous vessel loomed in sight. That mighty mass of wood and iron, with its vast freight of cargo and its five hundred human souls, to be shortly propelled at the rate of 300 miles a day across the trackless main ! And as the

moment of departure arrived, and in response to the captain's pressure on his gong, the splendid engines commenced their herculean task, I seemed to grasp afresh the poet's thought:—

*"How poor, how rich, how abject, how august,
How complicate, how wonderful is man!"*

And many a time as I have stolen up at night and taken my stand at the ship's prow, when in spite of darkness, storm, or tempest, onward she sped faster than a four-horse coach would gallop along a turnpike road, I have looked upon that quiet, self-possessed captain whose trained intellect made him thus master of the position, and felt that the poet's bold conception—

*"Distinguished link in being's endless chain!
Midway from nothing to the Deity!
A beam ethereal, sullied and absorpt!
Though sullied and dishonoured, still divine!
Dim miniature of greatness absolute!
An heir of glory ! a frail child of dust!
Helpless immortal! insect infinite!
A worm! a god!"*

was hardly more than prosaic matter of fact. Verily the splendid triumph seemed worthy of a God.

And then the varied objects of interest along the route. On the outward journey you stop at St. Vincent, one of the Capo de Verd islands, while coal is shipped on board; and further on you have an opportunity of seeing the celebrated African seaport of Cape Town. You find yourself furnished with an opportunity of studying the manners and customs of the natives, and scores of naked youths astonish you with their diving feats. You throw your sixpences over the ship's sides, and in a moment half a score of darkies are out of their canoe into the watery deep, and almost before your hand is in your pocket again, a grinning youth shows you the glistening coin between his pearly teeth. Then the great Australian cities dawn upon you. Adelaide is first reached, and a small steam-tug takes you to the port where a railway of some seven or eight miles lands you in the beautiful capital of South Australia. Here, as you gaze upon the splendid buildings and walk the noble streets, you begin to understand the grandeur of our Colonial empire. A three or four days' further sail brings you to the capital of Victoria, and as you make your way by boat and rail to Melbourne and find yourself amid the busy activities of that mighty city, you realize that the boast of your favourite song, "An Englishman," is more than justified. The bustling wharves; the crowded streets; the spacious stores; the noble town-hall; the gorgeous public buildings; the handsome churches, and all the varied proofs of abundance which meet you at every turn, overwhelm you with astonishment and make you rejoice that it is a part of the British Empire you are in.

And so of Sydney, with its matchless harbour, and the New Zealand ports, as one by one they pass before your eye. A new world opens up to you, and the horizon of your vision is permanently enlarged.

My task is now done. I fear I may have wearied you, though the effort to condense into one lecture so great a subject has necessarily left it sadly imperfect. To those desirous of fuller information I would recommend an exceedingly valuable paper on New Zealand which has been compiled by Sir Julius Vogel, the Agent-General in Great Britain, than whom I suppose no man living is better acquainted with New Zealand, and whose immense services to the colony I have heard mentioned with enthusiastic admiration by all classes of New Zealanders and in all parts of the islands.

I have not touched upon the form of government prevailing, as I take it everyone now pretty well knows the broad and liberal political basis upon which our Colonial Empire rests. Nothing can be more satisfactory. Every right of manhood is respected. A road, broad, straight and clear is placed before every honest, industrious citizen, along which he may travel either to commercial prosperity or senatorial fame. I have repeatedly dined with colonial magnates who left England poor labouring men. More than half the rich colonists with whom I have journeyed to and from New Zealand have risen from poverty. I could occupy your attention by the hour with the various stories of their lives. With one of these stories I now conclude my lecture.

On my voyage out last autumn I found myself strongly drawn towards a noble-looking New Zealand farmer, who, with his wife, was returning home after a six months' visit to the Old Home. I soon had the history of his life. He was a Yorkshireman. Five-and-thirty years ago he was a labourer at 15s. a week on a Yorkshire farm. His employer gave him notice one week of his intention to reduce this modest wage to 12s. 6d. At this the stalwart hind revolted. He would go abroad first. He went; first to Australia, and afterwards to New Zealand.

Success attended him, and now he had been home and offered £7,000 for the very farm on which he had worked as a common labourer.

I need add nothing to that story. If toiling Englishmen with little but the workhouse before them, and tradesmen whose lives are one long battle with pecuniary difficulties, and farmers whose inadequate capital is yearly becoming more and more unequal to the strain imposed upon it by the increasing cost of production, and the diminishing value of the produce, hear not the call which it addresses to them, "neither would they be persuaded though one rose from the dead."

Letters to the "Daily News."

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The English Agricultural Labourer in New Zealand.

From the *Daily News* of March 13th.

A Correspondent writing from Otago, in New Zealand, says :—

Foremost of the British colonies to profit by the movement among the English agricultural labourers begun by Mr. Joseph Arch in 1872 was New Zealand. This colony no sooner saw the opportunity for replenishing its labour market which that agitation furnished, than it came forward with liberal offers of a free passage, worth some £15, to able-bodied men, to a labour field where, instead of twelve shillings a week, and from ten to twelve hours of work each day, the labourer would get four times as much for 25 per cent, less toil. The result has been that in less than two years from the commencement of the "Revolt of the Field," over fifty thousand labourers were on their way to New Zealand, at a cost of more than a million pounds sterling to the Colonial Government. Letters from pioneer emigrants soon began to appear in print, and, extraordinary as the inducements of the New Zealanders seemed, it soon became obvious that they had been rather under than over stated. Such were the labour exigencies of the southern colonies that experienced agriculturists, shepherds, ploughmen, herdsmen, and such like became masters of the position, and the work of Mr. Arch was practically at an end. Queensland, South Australia, and New South Wales were also in the market with full purses, and the English agricultural labourer had a wide choice of new fields of labour.

Having, however, as your correspondent, accompanied Mr. Arch in his journey through Canada in 1873, and having found myself compelled to report somewhat unfavourably of the position of that colony at that time as an emigration field for the agricultural labourer, I was desirous to see for myself what this new field really offered to the emigrant agriculturist. What are the facts as seen by an English eye? How do the labourers fare in their far-off homes? These are questions in which all are interested, whatever be the views they entertain as to the hopes which draw such multitudes towards the Southern Cross. In the autumn, I therefore left England for New Zealand, with a view to obtain satisfactory evidence on these points, and after a fine voyage of some eight weeks, including a several days' stoppage at Melbourne, I found myself in New Zealand. The Otago province had absorbed a large proportion of English immigrants, and thither I first directed my steps. At the extreme southern boundary of the South island is the new town of Invercargill, which is reached by a railroad from the Bluff, one of the Otago seaports. I found in this rising place a spacious building set apart for the use of immigrants, and on inquiring of the manager as to the ordinary success of the various shiploads of labourers who found their way to his refuge, I learned that nothing could be more complete. Every efficient labourer and every decent girl obtained employment at once, and the wages were invariably in excess of those stated by the Government prospectus. Such was the demand on every hand for labour that builders, farmers, and others were at their wit's end to know how to obtain the requisite help. And as I looked all round me and saw a fine town emerging from a whilom wilderness, and innumerable acres of fertile land awaiting the labour of the tiller, I had no difficulty in believing the report. It is difficult to realize the varied industries called into existence by a new township. Hunting up information I button-holed a decent man in charge of a horse and cart. It was his own, and he found his work in carrying parcels, luggage, &c., to and from the railway. "And what do you net by the process?" I asked of the good-natured fellow. "Oh, about a pound a day, sir," was his reply. Another, with the appearance of a mechanic, I managed to lay hold of who had been out about five years, "Was he satisfied?" "Rather!" was his reply; and in conversation I elicited the fact that he was on his way to independence. "For instance," said he, with a pleasant frankness, unlike what one usually looks for from men of his class at home, "I have just completed a five weeks' job, and after paying all expenses, my clear profit amounts to £23, which I have put in the bank." His ambition was to get a quarter of an acre town lot of land to build himself a house upon; and in all probability in the course of a few years he will have his house and garden, and be to all intents and purposes a successful, well-to-do man. This young town of Invercargill is laid out somewhat ambitiously,

and I have no doubt its manhood will fulfil the promise of its youth. With the view of meeting what appears to be the chief difficulty of the new comers—the want of house accommodation—a large amount of land in the immediate neighbourhood of the town is divided into quarter of an acre sections, and workmen are encouraged by the aid of building societies to erect houses of their own. Their high wages enable them to meet the monthly payments with ease, and as a matter of fact, as in the case of my artisan friend before referred to, many are availing themselves of the opportunity, and thus cultivating habits of thrift which will almost certainly result in social ease and prosperity. It is amusing to notice the strong Conservatism which is generated by success. The defunct Protectionism of England bids fair to be reproduced in the Colonies. The most repulsive form which it assumes is an intense antagonism to Chinese immigration. The Australian continent is just now in a state of violent excitement on the subject. English and Scotch settlers see in the patient and thrifty Chinese toilers formidable competitors, and are exerting every possible influence to drive the Chinese out of the labour market. Scarcely less lamentable is the growing desire to discourage English manufactures by high protective duties. Another significant fact is the outcry raised by men who were only yesterday penniless refugees on the Australian continent against the democratic tendencies of their Governments. Prosperous ignoramuses grow almost fierce in denouncing the monstrosity of giving a vote to a poor emigrant "without any stake in the country." I have conversed with scores of them, and their political discourse is worthy of an old-fashioned Tory. I hardly know of a better illustration of what the "English labourer in New Zealand" may become than what came under my eye *en route*. On board our steamer was an elderly New Zealand farmer. Some thirty years ago he was at work on a Yorkshire farm at 15s. per week. His employer wanted to reduce his wages to 12s. 6d. Being evidently a man of spirit and energy, he resisted the reduction, and elected to try his fortunes in New Zealand. His position to-day is that of a considerable landed proprietor, owning a fine and well-stocked farm, able to take his wife on a visit to England, and while there to make an offer of £7,000 for his old employer's farm. Had he accepted the 12s. 6d. his position to-day would probably have been that of a worn-out labourer in the parish workhouse, while his wife was in the women's ward. As I sit opposite to him in our fine saloon, and see him cheerfully accepted as the social equal of all around, I feel that Mr. Arch's eloquence would be nothing to the silent force of such a history could it be but laid bare before the working men of England.

On the whole I must say that my first impressions of New Zealand as an emigration field for Englishmen are highly favourable. The climate is so near akin to their own that no difficulty of acclimatisation is ever felt. Good wholesome food is cheap and abundant. School accommodation is second to none in the world. The demand for labour is such that nothing but their own folly can prevent any mechanics, field workers, or other industrious men from rising in the social scale. The craving for land ownership can be easily satisfied, and all fear of the workhouse may be for ever laid aside. In a word, New Zealand—and almost the same might be said of the whole Australian continent—offers so splendid an alternative to the hard-pressed toiler, trader, or mechanic of England, that all excuse for "capital and labour" conflicts is gone. If any further rural agitation is heard of, it will be of the masters' wrongs, and the "Arch" of such a movement could not do better than urge his followers to imitate their labourers, and start for this Land of Goshen. I am now on my way to Dunedin, of which I hear praises on every hand.

Port Chalmers.

From the *Daily News* of March 21st.

A Correspondent writes from Wellington, New Zealand :—

We steamed into Port Chalmers, Otago, on the morning of the day before Christmas Day, and a more enchanting piece of scenery I never witnessed. The excessive moisture of Otago imparts a freshness and luxuriance to vegetation which reminds an Englishman of home. Nor is there much to disturb the illusion when he mingles with the inhabitants. Everything looks like home—the bustle, the business enterprise, the air of prosperity, the noble churches, the healthy look of the people—and the rain. As everyone knows, Dunedin, the capital of Otago, and about seven miles from the port by rail, is emphatically a Scotch town. The "Macs" are everywhere in force—hence, I suppose, the wondrous prosperity of the place. I never visited a town with more signs of progress and general comfort. Labour seemed everywhere in demand, and the poor did not seem to be with them at all. When unskilled labour commands higher wages than thousands of Englishmen of high culture can get, poverty is out of the question. Among the most interesting institutions of the town was a workman's club—a large well-situated building, with reading-rooms, billiard-tables, a library, sitting-rooms, and a restaurant, where all kinds of cheap food could be obtained. In one of the suburbs a large immigrants' home has been erected, where, free of charge, the fortunate possessors of strong arms and weatherproof constitutions go straight from the emigrant ships, and live well till they obtain employment. Happy toilers ! Here is realized

their dream of prosperity—"eight hours' work, eight hours' sleep, eight hours' play, and eight shillings a day." Skilled labour commands a much higher price. Good masons, carpenters, blacksmiths, and mechanics generally get from twelve to fifteen shillings per day. In almost any paper you take up you will find advertisements for men, offering these wages. For instance, in one now lying open before me I find the following :—"Notice—Wanted, 60 good pick and shovel men; wages 9s. per day.—Apply, &c." The day, of course, meant eight hours only. £150 for four months' work ! and such work as tens of thousands of men in England are quite capable of doing who are now threatened with a reduction of 3d. or 4d. per day from their half-crown. Nor is this the whole of the case. Workwomen are at a still higher premium. I found outside the door of a "Labour Exchange" in Dunedin the following list of wants:—"Five Dairy Girls, ages £35 and £40 a year; seven Hotel Girls, £40 and £52; 27 Experienced Servants, £30 to £60." On inquiry at this "Exchange" I learnt that over 19,000 persons had found employment through its agency during the last five years. The pay of a woman for a day's work at a house is 4s. and food. Large families are specially to be congratulated. I came upon one who brought out some half-score of boys and girls about a year ago. I knew him well in England, and what a hard struggle it was to keep the wolf from the door. I had long urged upon him the desirableness of taking his family

*"Where children are blessings, and he who hath most
Hath aid to his fortune and riches to boast,"*

but it was a "far cry" to New Zealand, and it was not till the autumn of 1877 that the centrifugal forces gained the day. His experience had gone far beyond my most sanguine anticipations. Before he had been three months in the colony the collective earnings of himself and family exceeded £8 a week. I hope this fact will come with all the force of a new gospel to many an over-familied man in England. I am sure it would if I could put into words the exuberance of self-satisfaction with which the youngsters announced their independence of their parent's pocket. One of the lads puts a sovereign into his mother's hands every Saturday as his contribution towards the domestic expenditure. A girl not yet eighteen years old has ten pounds already in the savings' bank and "dresses like a lady." It only needs adding as a finish to the picture that I saw hanging up at a butcher's door sundry fore-quarters of lamb, weighing about eight pounds, with the price ticketed on "2s. 6d. each." The school accommodation as is generally known, is every way satisfactory in all our colonies. The universal rule appears to be this—every householder pays a pound a year towards the educational department, and his children, be they many or few, become free of the school. Any deficiency of income is a charge upon the State. I know something of rural England and of the terrible exigencies of existence there in former years; and as I contrast the happy, contented, well-fed, and well-dressed appearance of the New Zealand settlers' children, with the squalid, dejected, and ragged urchins with whom I was familiar, I feel thankful that such a door of hope has been flung open, and only wonder that where ten families now emigrate hitherwards, there are not at least a hundred. On board a coast steamer the other day I met a man who some twenty years ago was a struggling country wheelwright in England. He came to New Zealand, and to-day he owns over a thousand acres of fertile land, and is rich enough to take a voyage to the old country and buy there an expensive marble monument for a lost child.

We steamed into Port Lyttelton on the day after Christmas Day, and from thence I visited the pride of all good Churchmen—the ecclesiastical city of Christchurch. A railway—carried by a tunnel costing half-a-million sterling through the huge mountains which encircle the bay—runs from the port some sixty miles into the province, and some seven or eight miles along this line is Christchurch Station. I have seen nothing so thoroughly English as the farms and homesteads all along the route. English grass, English hedges, English faces, and English order everywhere. The first thing which met me on leaving the station was a troop of eight hundred school children just off for a holiday. I stood and watched them pass by and I did not see one ill-clad or ill-fed looking child among them. The town or city is not at all picturesque, as the whole neighbourhood is as flat as Lincolnshire. Immensely profitable, however, is the unpicturesque region, and fortunate settlers who, a few years ago, became owners of two, four, or six hundred acre sections of the land at a nominal price, are to-day proprietors of valuable farms. As many as eighty bushels of wheat to the acre have been grown, and the only drawback to the prosperity of the place is the dearth of labour, and its consequent high cost. With wheat at 4s. only per bushel farmers grumble sadly at having to pay 10s. per day of eight hours to their labourers. "Necessity is the mother of invention," and a new "self-binding harvester" has appeared for their relief. By means of one of these ingenious machines a farmer can cut down and harvest about fifteen acres per day. With the growing wealth of the district there is, however, a growing power of employing even dear labour, and hence the facility with which large consignments of English emigrants are distributed. I saw in a paper to-day the reply of a Government official to an urgent application for immigrants from Taranaki. He writes : "We have

none to spare from other places; all are clamouring for more immigrants." This is very significant, and should set at rest the idle reports of interested parties as to the numbers of men out of work in New Zealand. I have taken some pains to trace out the origin of such reports, and I find them to emanate from colonial failures, men who never ought to have come. Too often the old country has acted towards her colonies as if she had read a notice on their seaboard, "Rubbish shot here." Many of the immigrants cannot work. Instead of wondering that so many evil reports reach home respecting colonial life, the mystery is that there are no more.

Leaving Port Lyttelton by a small coast-steamer we reached Wellington in about twenty-four hours, passing through much highly romantic scenery. Standing out in the bay, a few miles from shore, I noticed a large sailing vessel, and soon found it was the *Hermione*, an emigrant vessel belonging to Shaw, Saville and Co., in quarantine through fever on board. The quay at Wellington indicated the importance of the place as a leading outlet of the North Island. Intense bustle prevailed, and acres of land space were filled with all descriptions of merchandise. I soon had painful experience of Wellington's excessive windiness. It was almost unendurable. A steam-driven tram-car, however, is ever accessible, and few people walk the streets during the heavier gales. There is little worthy of note in the town, and one wonders what were its claims to be made the seat of government. On inquiry as to the prospects of English emigrants there, I found it no exception to the rule. Work seemed everywhere in excess of workers, and no man, able and willing to use his muscles or skill, need remain idle. I ought, perhaps, to qualify this uniform testimony as to the demand for labour with the fact that this period of my visit, being of course the early summer, is necessarily the busiest time of the whole year. I think it highly probable that during the winter the excess may sometimes be on the other side. The barracks occupy a good site in the Waimea road, and silently testify as to the need of the town and district for more workers. Poverty appears to be unknown, and the state of the labour market may be further inferred from the fact that a lot of fellows at work carting mould, &c., and receiving 8s. per day of eight hours, actually struck the other day for another 1s. I am afraid their demand had to be gratified. The utter unreasonableness of such extortion is at once seen when the price of provisions is remembered. Bread is the same price as in England; sugar only a trifle dearer; butter 10d. per pound; tea and coffee a shade cheaper than at home; meat, half-price or less. For instance, I went with my farmer friend to the butcher's shop the other day, and he paid 4s. 6d. for a fine leg and loin of mutton, weighing about 14lb. I saw some splendid beef in the shop, and on inquiry I found the price of the best cuts was 6d. per pound. It is very noticeable how this cheapness of food operates on the labourers. I remember carving for a number of Berkshire farm-labourers at a harvest home feast a year or two ago, and I shall not soon forget the enormous quantities of beef and mutton which those men disposed of. The explanation was obvious; it was their annual sight of such luxuries, and they were consequently ravenous. A few days ago three farm-labourers sat down to dinner at my friend's table. There was the best of meat provided, but oh! the daintiness of the guests! "Just a nice slice here," "Not too fat," and "Well done, if you please." No pampered diners at a London hotel could have been more particular. The explanation was supplied by one of the men, "We gets almost too much of it, sir." Just so. Instead of once a year, they get the best of meat three times a day.

Wishing to see the English agriculturist at home in the country of his adoption, I accepted an invitation to spend a few days at a "bush" farm some twenty miles distant from Nelson City. A railway of a very elementary character took me about seventeen miles of the distance, and the good farmer convoyed me the remaining three miles in his primitive vehicle. I wish I could give a fair description of this romantic region. I found my friend's home to consist of a four-roomed shanty, situated in a valley surrounded with lofty hills. If he had ever been guilty of the sentimental longing for "a lodge in some vast wilderness," he must at last have gained his quest. Nothing could be more intensely lovely. His farm consisted of about a thousand acres, and he had only just entered upon it. The immense hills all around formed a part of his domain, and there, nibbling away at the short grass, and more than half-hidden among the thick underwood, furze, ferns, &c., were his sheep and cows. After a short rest we mounted a couple of small horses, and proceeded to look over the estate. Along narrow tracks we wended our ways over hills and valleys, through romantic rifts, and beside trickling streams. Occasionally the thick bush altogether shut out the sun's rays for a quarter of an hour or more, and none but well-trained horses could possibly have threaded their ways through such strange intricacies. I need hardly dwell on the exquisite enjoyment of the ramble. I found myself repeatedly asking the question, "Why do not some of those martyrs to dyspepsia and nervous affections in England just take their carpet-bags in hand, and step on board the *Cuzco*, and in a couple of months' time find themselves in some such splendid sanitarium as this?" After an hour's ride we came upon a neighbouring farmhouse of a much better character than my friend's. Here we pulled up, and paid a visit to the orchard. Happily the wild cherries were just ripe, although the cultivated ones were pretty well over. Nothing could exceed the lavish luxuriance of the crop. Scores of trees were laden with the delicious fruit. Every farm appears to have a number of these wild cherry-trees—a fruit closely resembling the English "May-duke," only with a slightly bitter smack. For cooking purposes they are superior to the English cherries. They are so plentiful as to be a drug in the market. Indeed they do not pay to gather, and in this orchard there will probably be several hundred pounds' weight left on the trees to spoil. I saw a fine tree of

cultured cherries—the English "black heart"—only half picked, the boughs being still laden with dried-up fruit. It is simply marvellous how lavish nature seems in the bestowment of her gifts in this bright and sunny region. But the English labourer amid it all, how fared he? Well, there was one not a hundred yards off mowing hay. I soon interviewed him, and found his position very independent. He had his own home and small farm, a cow or two, a few sheep, and three or four acres of land. There was plenty of feed all around for his live stock. When he wanted money he could always get a few days' work at one or other of the farms, and altogether the man seemed about as free from care and anxiety as the sheep and cows around him. I am afraid the level of his existence was not far removed from that of his daily associates. Your colonial settler's life is sadly material. His whole energies are spent in subjugating nature—clearing bush, and conquering brutes. English farmers, with their compact holdings, their snug cow-sheds, their roomy stables, their fenced-in meadows, and their numerous hands, know nothing of the terrible exigencies of these lonely bush-farms. Every now and then a wandering fit seizes upon the live stock, and away they go for miles over the interminable hills. Only yesterday I was asked to join the farmer's son in a pursuit after a couple of runaway horses. We mounted our steeds, and away we went through the wildest, most rugged, and most picturesque scenery that I ever read of. About four miles off we found the quadrupeds munching away at a splendid field of clover, evidently enjoying it all the more because it was stolen. Another day it would be the sheep into whom the demons had entered, and over the mountains would they go and be well-nigh lost in the thick scrub. A stout lad, about such a one as an English farmer would give 8s. a week to and grumble at the imposition, was kept well employed at 18s. per week with a clever dog in guarding these wandering sheep.

I am struck with one thing in connection with many colonial farmers —their appearance of being over-worked and dreadfully poor. It is the exception to find one who would compare in appearance, at least of general ease of circumstances, with the average British farmer. Their hard, horny, shapeless fists betoken manual toil such as the Englishman is a total stranger to. And it is the same with the female portion of the household. The dearness and scarcity of labour make it necessary to dispense with as much as possible of it, and so milking and butter-making, and often far worse work, falls to the share of wife and daughters. At the farm in question the mother and one daughter did all the domestic farm work—that is, attended to the cow-yard, dairy, stock-rearing, and I know not what besides. There was no servant about the house. I asked the good lady if she was not dull in such an out-of-the-world sort of place. "Dull!" she replied, with an expression of surprise that such a question should be asked, "I haven't time even to think of such a thing." Yet she had moved in good society at home, and known most of the comforts of English life. I have ridden by the side of her daughter to a neighbouring town, and seen her with about half a hundred-weight of parcels tied to her saddle, galloping back again, apparently incapable of fatigue, and wholly independent of human help. My thoughts travelled to some young ladies of my acquaintance in London to whom it would give a galvanic shock even to listen to the story of her usual day's work, and I wondered which had most true enjoyment of life. Nay, I hardly wondered. The bright, sunny-faced girl by my side left no room for doubt.

The ride by rail from Nelson to this bush region revealed a charming succession of seemingly prosperous farm-homesteads. The town of Richmond, about mid-way, appeared to be specially prosperous. The farms had more of an English finish about them. I should imagine that the happy owners had reached that stage of success when it becomes possible to indulge in the luxury of foreign help. Here it is that the English farm-labourer finds his opening. Sons of well-to-do farmers learn among other things at the capital schools to which they are sent, to despise field-work. None of the exhausting toil for them! So, amid groanings of spirit over youthful degeneracy, the old farmer has to article his boy to some lawyer, or architect, or apprentice him to the local grocer, and hire labourers to till his fields. The young ladies also learn a thing or two at the fashionable city "College," and the dairy soon comes to know them no more. Hence the demand for dairymaids, making the wages for such work higher than that of an educated governess. I suppose New Zealand would gladly absorb a thousand English dairy-girls to-morrow, giving them £30 or £40 a year each, and their board and lodging. I mentioned that unskilled labourers at Nelson had struck for an additional shilling per day, making 9s. for eight hours. They have now got it, and more men at the same rate are urgently required.

From the *Daily News* of June 3rd.

A Correspondent writes from Richmond, New Zealand :—

"In my last letter I gave an account of a visit to a new settler in the 'bush,' and how the labourer fared in such a district. I propose now giving a sketch of an old settler's surroundings and of the 'labourer' in such a sphere. A ten miles' drive from Nelson City brought me to what I was assured was one of the best-managed farms in the whole neighbourhood. The proprietor, a Somersetshire man, met us at the gate, and his thoroughly John Bull appearance and hearty welcome at once made us feel free of his domain. After refreshing myself with a glass of home-brewed ale I proceeded to take stock of the homestead. Nothing could look more like solid

success. Immediately in front of the roomy and comfortable house was a well-stocked garden, the trees well-laden. One of them was an apricot, and the delicious fruit was fortunately waiting to be gathered. The tree was as large as an average-sized English apple-tree. Peach-trees of similar bulk abounded, covered with ripening fruit, and of course there were any number of apple and pear trees. Beyond this garden was a large paddock newly mown, in which several sleek horses were luxuriating. At the back of the house, stretching away for some hundreds of acres, were the paddocks and fields which constituted the richest portion of an estate which in its entirety comprised some twelve hundred acres. With a pardonable pride the fine old yeoman took me over his fields, now 'standing ready for the reaper's gathering hand.' 'What d'ye think of that for barley?' he asked, as he gathered a few stalks, and rubbing them out in his hands showed a sample of bright grain which Mr. Bass would have been glad to buy twenty thousand quarters of at almost any price the farmer chose to name. It was a splendid crop, and as the delicious sunlight poured down upon it one felt no surprise at its matchless colour. I hinted to him how glad I fancied our Burton brewers would be to get hold of such barley, and he smilingly remarked, 'There's no need to go so far for a market; all this is bespoke long ago.' I was next shown the wheat, which seemed equally fine, though not so heavy a crop as an average English one. One of the latest inventions in the shape of a reaping machine was at work, and it was with evident satisfaction that the farmer saw in the marvellous product of that machine a solution of the labour difficulty. There was the wheat standing up in front of the magic performer, and behind it, untouched by human hands, it lay in neatly tied-up bundles, ready to be carted off the ground. Two horses and two men would tints soon lay low a tolerable sized field, and instead of the excessive toilsomeness of the old-fashioned harvest-field no one seemed the least strained by the proceedings.

After thus doing the fields dinner was announced, and I was destined for the first time to witness that much-vaunted triumph of democracy—the sitting down of master and men at the same table. Seated at the head of a long plain deal table was the owner of what

Lyttelton.

in England would be considered a fine estate. On his right hand was his wife, a comely dame, somewhat overweighted with domestic cares, as all New Zealand wives appear to be. On his left were his guests, and filling the remainder of the space were five labourers and a servant-girl. I had often heard Mr. Arch and others grow eloquent over this feature of colonial life, and wondered how it would work. Well, here it was then. Jack was as good as his master for the nonce; and the terrible scourge of English society—social distinction, laid on one side. Like a good many other attractive baits of the stump orator: 'A stake in the soil,' 'being your own master,' &c., I regret to have to record that it had all the appearance of being a huge blunder. The men looked as awkward and uncomfortable as possible, and the rest of us seemed at our wits' ends to know how to prevent one another from being utterly wretched. I tried hard to engage the men in a little cheerful talk, but this was evidently what they were not used to, and the experiment proved a sad failure. Scarcely more successful was an effort to draw the farmer out. A chill was upon the whole party, and it was not till the men had filed out, and the servant was gone into her own quarter, that the chip was out of the porridge, and things wore their becoming hue. As regards the pay of the labourers, however, as I have already shown, no modification of the statements made at home is necessary. In a paper of yesterday's date I find the following announcement:—'An Ashburton telegram says that farm labourers during the harvest are demanding and receiving per week and found. What will they say in England?' By the 'found' here, of course, is meant board and lodging. If we put this at 10s., we have the startling fact of the 'English Agricultural Labourer in New Zealand actually receiving £4. 10s. a week for about half the real toil of an English harvest-field ! I need scarcely say the living is far superior to that of the home toiler—three good meals per day, such as are found in an ordinary well-to-do English middle-class home. Well may the New Zealand editor ask, 'What will they say in England?' As I read the ominous telegrams 'Strike of the Kent Agricultural Labourers,' 'Reduction of Wages,' &c., I am equally astounded at the stupidity of the labourers in not at once steering for this goodly land, and at the employers for risking the irreparable loss.

As I have written so much that is favourable as to the working-man's chances here, I will in this, my closing letter, give all that I can on the other side. And the 'all' is very little. I have already referred to the high price of house rents. There are no snug cottages with gardens for 1s. 6d. per week. The comfortable English practice of building cottages for the labourers appears to be unknown among the landowners, and hence a vast deal of overcrowding and discomfort among workmen generally. More money passes through their hands, but I doubt if the thrifty, well-disposed, English labourers do not get more real comfort and enjoyment out of their lives than do multitudes that I meet with here. I do not like the hard-bargaining spirit generated by circumstances amongst these colonists. The high wages they have to pay are the reverse of what is said about mercy. There is certainly no blessing for the giver, and it is a very dubious one for the receiver. There is no kindly feeling between master and man. Of course, no labourer must expect work a moment longer than his master absolutely

needs his services. A luxury so expensive must be indulged in as little as possible. Where an English farmer employs a dozen hands all the year through, a New Zealand farmer would not employ more than two. Hence an absence of the finish of an average English farm. I should think an English labourer who really took a pride in his work would be broken-hearted almost at the state of the farm on which he would find himself here. It is simply disgusting, the slovenliness observable all around. I saw yesterday field after field with the corn literally choked by weeds, and one large field of wheat was so bad that the farmer would have burnt it off instead of reaping it if the authorities would have permitted it. The universal reply to one's remonstrance is, 'It won't pay to farm better. The produce won't recoup the large expenditure consequent on the high wages.' Never was greater fallacy if it were the true cause, but it is not. The real secret is the poverty of the landowners. Men have rushed into proprietorship without at all realising what it involved, and hence instead of the compact and well-cultured holdings of rural England, you see boundless acres of half-tilled land, divided by miles of fence, either of tumble-down woodwork or overgrown gorse or quick. The rich men of New Zealand are the squatters—owner's of innumerable sheep and miles of sheep runs, like Mr. Robert Campbell, who owns about half a million of sheep and land enough to make a thousand good farms, and the merchants who take the farm products at a ridiculously low price in exchange for goods at a fabulously high price. I am afraid another cause of the farmers' poverty is more potent still—a love of strong drink. Their exhausting toil leads the way to the whisky bottle, and in this southern hemisphere the man who drinks is doomed. It is lamentable to see how this Old World curse is repeated in the New. I have referred to the educational advantages of New Zealand. They are of an exceptionally high order. It would seem as if the original settlers—for the most part illiterate working men—had been ail roused up to an unwonted earnestness in the matter of their children's education. Among various other illustrations of this laudable parental anxiety I notice a provision on the Government railway whereby children are brought at a nominal charge to the town school. Of course each village has its parish school, as we should call it in England, but at the leading cities there are 'high' schools or colleges, and to enable parents to avail themselves of them, quarterly tickets are granted, whereby for, I think it is 10s., a boy or girl can have a daily ride to and from school. At the Nelson Station, for instance, you will see a whole troop of lads rush out of the morning train, many of whom live twenty miles off in some bush farm. This educational furore is fraught with important bearings on the future of the colony, and already farmers are groaning over the results. To keep their lads to the plough they have to give them an interest in the concern, as the well-to-do farmer to whom I have referred has done. He has three sons, to whom he has virtually given a farm apiece. There they are with their young wives and families all settled around the old home, mutually helpful but individually independent, apparently realising as perfect a state of social happiness as any Utopia could possibly depict. Machinery will have to do the rough work, and the present domestic infelicities to which I have alluded will disappear. The higher mental culture will have expression in a higher social tone. Books will multiply. The voice of music will be heard. Intellectual conversation will be possible, until it shall be no longer necessary for the successful colonist to return to England to save himself and family from a relapse into barbarism. As regards the 'English Agricultural Labourer in New Zealand,' his future is tolerably clear. His children will be the future yeomanry of the country. Nothing can keep him from this destiny if he remains only true to himself. His large earnings will supply him with the means of either purchasing or hiring the land, and the disinclination of the children of old settlers to continue on their father's homesteads will supply him with the opportunity. Nor need England repine at this eventuality, for each successful New Zealand farmer speedily becomes a valuable customer of the English merchant and manufacturer. On board the steamer which brought me out there were several prosperous colonists who had laid out thousands of pounds in British manufactures. Several of those men were labourers or village mechanics twenty years ago. One such, who had been a wheelwright in Northamptonshire, and now owned a fine farm in the Canterbury Province, informed me that, in addition to machinery of Messrs. Hornsby, he had purchased a marble monument for his deceased son's grave in New Zealand. Nothing but the best would do for such a sacred purpose, and of course the best must come from 'home.' The extent to which this sort of thing is done may be inferred from the import statistics. In 1877 the total value of New Zealand imports was £6,973,418, including £20,626 for agricultural implements; £176,705 for apparel; £240,638 for coals; £858,345 for drapery; £142,000 for machinery; £46,000 for printing papers; and, most significant of all, £118,707 for books.

I conclude with an illustration as to what the right sort of man may do here. Fourteen months ago an English agricultural labourer arrived in New Zealand with scarcely a shilling in his pocket. He was a handy sort of fellow, and took the first work that came to hand—some fencing. Since then he has done all kinds of farm work, principally by contract, and to-day he has over one hundred pounds in the bank. If the hard-pressed home-toilers hear not what such a fact as this proclaims there is nothing for them but to take whatever their employers see fit to give. No one can blame an employer, be the farmer or manufacturer, for not giving more for his labour than he can help, and instead of useless kickings against the pricks, let all who think they are worth more than they are getting for their services, place themselves at once in communication with Sir Julius

Vogel, and bring their wares to his market. And as regards the employers, I should advise them, instead of battling with their work-men for a margin of profit on their high-rented farms, to bring their capital to New Zealand, and on their own freeholds taste the sweets of independence, and reveal to the New Zealanders the wealth which now lies buried for want of adequate culture. With English 'capital and labour' I see no limits to the prosperity of this really splendid colony, and in the prosperity of her offspring the mother country would find her surest guarantee as to her own."

The following Letter to the Editor of the *Birmingham Daily Post* is added as containing a few hints suggestive of the national bearing of the question of Emigration:—

New Zealand Emigration a Governmental Duty.

SIR,—As I have ever found in your columns a true sympathy with the claims and yearnings of our common humanity, I venture to solicit space for a few thoughts which have been suggested by what I have seen in New Zealand and heard from England. You appear to be passing through a season of deep social depression. Business is stagnant, and myriads of your breadwinners are at their wits' end to know how to keep the wolf from the door. It is idle to speculate as to the causes of the depression. I prefer suggesting a remedy. As I push my investigations here as to the general welfare of those who have immigrated during the last few years, I am repeatedly forced to inquire, "Why are not tens of thousands of those hungry toilers sent over here under wise management and at the public expense, to develop the hidden wealth, and to share the abundant food?" In a Nelson paper of only yesterday's date I saw an advertisement of two hundred legs of mutton, averaging nine pounds each, for one shilling and threepence each. The remaining portions of the sheep would be melted down for tallow. In the same paper there were, only a few days ago, advertisements for pick-and-shovel men—that is to say, mere unskilled labourers—at nine shillings per day of eight hours. Now, sir, putting these two things together, and then looking at them in the light of the sad statements in your English journals, how is it possible to avoid the conclusion I have suggested by the heading of this communication? By building workhouses and establishing a Poor-law Board, Government recognises an obligation towards the people. Why should not that sense of obligation lead to an infinitely better mode of relief, such as the removal of people from one part of the realm where workers are in excess of the work, and eaters are in excess of the food, to another part, where the conditions are exactly reversed. And this is all that emigration to our colonies really means. It is in no sense a British loss, but rather a clear gain. The home starveling, without power of purchase beyond the barest necessaries of life, becomes out here not only a consumer of twice as much food, but a purchaser of three or four times as much furniture, clothing, tools, and all other home manufactures.

In the vessel by which I came out there were several New Zealanders who fifteen or twenty years ago were poverty-stricken Englishmen, utterly destitute of spending power, but what were they then? Prosperous merchants and landowners returning from the old country laden with costly purchases. One successful fellow had bought machinery to the extent of some thousands of pounds. Another had actually engaged a lot of London house decorators to come out and finish off, in first class style, a fine mansion which he is building here. A third had ordered an expensive marble tombstone to go over his son's grave. And so on all through the ship. I should say the purchases of that one ship's passengers would be more than a hundred thousand pounds' value; and the probability is that a quarter of a century ago the same men would not have been able to buy a hundred thousand farthings' worth. It is easy, therefore, to calculate the probable returns which would flow from an outlay of, say, a million sterling on emigration. Ten thousand Englishmen might be taken from their poor famished English homes, where they are without the power to buy a shilling's worth of Birmingham manufactures from year's end to year's end, and removed to New Zealand homes, where with two or three pounds a week coming in, and only one going out for absolute necessaries, they could indulge in a set of tools and a score of other useful articles, which would be sure to come from Birmingham, Sheffield or Manchester.—I remain, &c.,

A. C.

Nelson, N.Z.,

March 6th, 1879.

The following Letter was written but not published, owing to the crowded condition of the London Press consequent on the Zulu war:—

The Remedy for English Distress.

SIR,—Allow me to emphasize an expression of Lord Derby's which I find in the last budget of English news. Referring to the wide-spread distress, his Lordship is reported as urging wholesale emigration as the only efficient remedy. A visit which I am paying this fine colony has convinced me that no better advice could be given. It is difficult to convey any adequate sense of the astonishment which is felt here at the apparent unwillingness of Englishmen to come and gather up the wasting wealth of this fertile island. In all directions there is every element of wealth. The half has not been told of the hidden riches which await the magic touch of toil and enterprise. With a climate infinitely superior to that of England, and soil at least fully equal, it is marvellous that so few comparatively should be found willing to participate in its advantages. So far as my investigations have gone, distress is unknown here. When unskilled labourers are in anxious demand at nine shillings per day and beef and mutton only fourpence per pound, it is superfluous to speak of the prevailing comfort. All are well fed, and no one knows anything of want or insufficiency save in his remembrances of the past or by what he reads of the experiences of those at home.

And a remarkable feature of the case is that the demand for labourers seems only to increase with the increased supply. In truth it is tolerably clear that the population-bearing capacity of New Zealand increases with the increased emigration, thus fully bearing out some of Mr. Arch's supposed crudities as to the real value of labour. How the thing comes about is easily seen. For instance, all around this beautiful city of Nelson from whence I write, there are huge hills which have been generally supposed to be almost worthless for agricultural purposes. Only as sheep-runs have they been utilised. Now, however, as labour becomes accessible culture is beginning to appear on the sunny slopes. Orchards are springing up all over the hills, and no one can doubt that almost every inch of the gigantic mountain ranges is capable of culture, and will repay the cultivator a hundred-fold. Then again, many of these hills are composed of valuable minerals needing only the application of skill and enterprise to make them sources of great wealth. Within sound of where I write there is a paint manufactory. The leading ingredient is a stone found in one of the mountain ranges. All that is needed to develop the manufacture is some of the superfluous capital and labour of the mother country. On one of the sea-coasts there is an illimitable quantity of iron-sand capable of being converted into the finest steel. Here again all that is needed is that of which England suffers from repletion. And so of a hundred other sources of undeveloped wealth. It is not too much to affirm that there is not a thing which is grown in England which might not be grown much better here; there is not a manufacture in England which might not be carried on far better here; and there is not an element of social happiness in England which might not be either found or developed here. What is needed is a more distinct realisation of the exceeding practicality of the remedy which her colonies offer to the social ills of the mother country.

Too much is made of the distance and of the dangers of the voyage. As a matter of fact steam has well-nigh annihilated the former, and the latter are unworthy of a moment's thought. I came here in less than two months, and the whole voyage was little more than a protracted sea picnic. As for the danger I never for a moment doubted that I was far more secure than while riding down Fleet Street or travelling on the Great Western Railway. The consideration is unworthy of a moment's anxious thought.

Another thing in connection with emigration which should help to give a favourable reception to Lord Derby's advice is the inevitable re-action on British trade and commerce. Every prosperous English colonist becomes a customer of English manufacturers. The figures as to New Zealand imports, startling as they are, give but a poor idea of her worth as a British customer. To realize this you must stand on a New Zealand wharf and see one of the huge trading vessels disgorge her freight. Machinery, pianos, carriages, books, and all kinds of London, Manchester, and Birmingham manufactures strew the spacious wharves for weeks in countless packages. One of the wholesale merchants here received over four thousand packages by a recent vessel from England, and a column of the local journal was taken up by a detailed description of them. In this list you find large quantities of all those tempting luxuries which are found in a London Italian warehouse or a Civil Service co-operative store.

As I looked upon the extraordinary wealth of wild fruit in some of the New Zealand country districts a month ago, I felt that it only needed British capital and enterprise to place large quantities of the same before the English market. Millions of pounds of really delicious cherries are wasted for want of a market. I have known farmers' daughters who have sawn off the laden branches through sheer despair of the requisite ability to gather the fruit, and the aid of pigs is often evoked to clear off the overwhelming crop of peaches. And all this with comparatively little or no culture! What this province of Nelson might be made to yield of all kinds of fruit if subjected to the judicious culture of English market-gardeners, imagination fails to grasp. I saw an apricot-tree the other day in a friend's garden from which eighteen cases of fruit, each containing twenty pounds weight, had been gathered.

The explanation of this rare fruitfulness is found in the exquisite climate. I had heard much of the New Zealand climate and feared disappointment. I might have spared my fears. No language can exaggerate the well-nigh invariable loveliness of the atmosphere of, at any rate, this part of the colony. The rasping bitterness

of the English climate is wholly unknown, hence the perfect immunity of the fruit blossoms from the scourge of the home grower. And not the fruit only reaps the benefit of such delicious climate. The wheat and barley of New Zealand are certainly second to none grown elsewhere.

Surely then, Sir, it should be the duty of every English philanthropist to do all within his power to bring within reach of this wealth of nature, the thousands of pinched and poverty-struck inhabitants of the English counties. A few thousands spared from the millions lavished on supposed Imperial interests, would be well spent by the English Government in facilitating the removal of subjects from one part of the realm where there are more mouths than food to another where there is more food than mouths. I would suggest that Lord Derby place himself at the head of a National Emigration Society, and that the first thing done by such society be the purchase at a fair price of the liquidators of the Glasgow Bank the land held by them in New Zealand. Then I would have them send out and settle upon it such of the deserving English poor as gave promise of ability to turn the boon to good account. In my judgment this would be as wise and patriotic a course as even so wise and patriotic a man as Lord Derby could possibly devise.—I remain, &c.,

A. C.

Nelson, N.Z.,

20th Feb., 1879.

A Month's Trip on Horseback in the North Island of New Zealand, from Wellington to New Plymouth, *viâ* Wanganui, And Back *viâ* Featherstone.

ON the 18th April, in the year of grace 1878, a couple of Englishmen might have been seen wending their way on horseback northward of Wellington. They had heard a good deal of the fertility of the country stretching away towards New Plymouth, and purposed seeing for themselves the goodly land. For some three or four miles their road ran parallel with the railway and skirted the sea. On the land side were the high hills from whence material was being dislodged for the huge reclamation works going on in Wellington harbour. The rapidity with which a line of some thirty trucks were filled and despatched to their destination filled them with surprise. What might have been supposed to be work enough for a hundred men to accomplish in a whole day, occupied but a few minutes. So much for system and tact. Leaving this road for an inland track, they soon found themselves in a winding mountain gorge, and their course lay past a beautifully clear stream filled with water-cress. The romantic was now upon them in full force. Hills presenting an ever-changing series of views rose higher and higher before them, until they emerged upon the open country. The township of Johnsonville is a small assemblage of butchers' and gardeners' establishments, whose contiguity to Wellington ensures ample prosperity. Past here the road, cut out of the hills, brought them to a place known as Iowa flat. Finding an old settler's residence close to the road, they pulled up for a rest, and turning their

Government House, Wellington.

horses into a paddock, they proceeded to discuss the sandwiches in their wallets, washing the highly-relished solids down with draughts of delicious new milk. Thence they proceeded seawards to Poirua harbour, a pretty, quiet, little place. From here a road, cut on the hill-side, just above high-water mark, led them to Pahantanui. Being low tide they frequently left the road and made short cuts across the sands. Numbers of natives were observed hereabouts, fishing for oysters. They reached Pahantanui about 5.30 p.m., and gladly made for the hotel. The next day they rose early and remounting their horses made for Pikakakiki, where they purposed breakfasting. The road soon brought them into magnificent mountain gorges. On either side of them the hills, rising cloudwards and covered with trees and variegated shrubs, presented a marvellous appearance. Each turn of the winding track revealed something more beautiful than the last. Often straight below them was the sparkling mountain stream, rushing along with infinite bustle and gleesomeness.

Riding along full-trot within a foot of a precipice varying from 50 to 500 feet in depth, where one false step would infallibly send them to the bottom, was clearly a process either of making or breaking the nervous system. Happily it was the former, and it was surprising to themselves how soon all sense of danger deserted them. After six or seven miles of this a sudden turn brought them to the top of one of the highest cliffs, from whence the sea in all its grandeur, and sparkling in the sunshine, burst upon their view. Before them stretched

out a vast mountainous region, and far below (some 1,200 feet), was the sea, then one grand succession of mighty waves, rolling in and breaking on the sand with a terrific and continuous roar. So perpendicular was the rock on which they were that a stone hurled over the unfenced track went straight into the foaming abyss. About three miles northward, and considerably below them, lay their breakfasting point, an hotel close to the seashore. The descent led through a place called Glen Valley, and exceeded in beauty even the ascent. It was simply perfect, and well deserved the universal praise ever bestowed upon it. Nor was the little place towards which it led, Pikakakiki, unworthy of the picturesque roadway. All along the coast were innumerable pure white sandhills, great masses and quite dazzling to look at in the sunshine. On closer inspection the whole surface was found to be in motion, causing a succession of small waves or ripples. This was caused by the wind. An immense sand-hill has been known to move many yards in a single day. On returning to their hotel after a stroll along the beach they found a new arrival in the shape of some seven or eight Maoris on horseback. Their chief was a finely-tattooed old warrior wearing a blue silk sash round his head. Three of his attendants were well-dressed and gentlemanly young fellows, half-castes apparently. One young lady was his daughter, and two other females seemed to be servants. They were returning from a visit to Wellington, where they had been to see a celebrated circus. As our travellers' course and theirs lay in the same direction, a polite invitation to make one party was accepted, and together a twenty-two mile stage along the sea-shore was commenced. On their left lay the island of Kapiti, about twelve miles distant. About twelve miles along the sandy road they came to the Wakau river, and allowing the Maoris to take the lead, they plunged into it to reach the other side. With legs tucked up level with their seats, they found it no light task to avoid a bath. Seven or eight miles of similar sand-beach travel on the opposite side brought them to some excellent pasture land and the settlement of Otaki.

The next day, Good Friday, they were roused early from their most welcome slumbers at the hotel by the arrival of the Wellington five-horse coach from Foxton. At nine o'clock they were again in their saddles, winding along a sandy sort of track seawards. Inland they saw several Maori farms and patches of Indian corn-stalks, the corn-cobs had been gathered, and were tied up in bundles of about a dozen, and hung over a wooden framework some 10 feet high to "cure." The stalks were left on the ground to rot off. So much for Maori farming ! Hereabouts a couple of natives overtook them, and one of them happening to be going in a similar direction, volunteered to accompany them. He proved a useful guide, especially in fording one or two rather dangerous streams. One of these streams was a considerable river, about fifty yards wide, and as their guide rode across it, his legs tucked up as usual, they were somewhat appalled by a sudden semi-submergence, the bed of the river having a depth of about four feet of water. There was nothing for it but to follow their leader and hope for the best. Thanks to the plucky horses the other side was reached in safety, and cantering away they soon came to the noble river Ohow. Here fording was out of the question, and a ferry had to be sought for. Unsaddling their horses, they took their places in the boat, and being propelled by an ingenious contrivance across the hundred yards, they left their horses to follow in a more natural manner. Held by reins, and with only their noses above water, the poor brutes had all their work cut out to keep themselves from being carried away by the strong current. Altogether the adventure was most exciting, and it was with no small sense of relief that they once more found themselves seated in their saddles. Some ten miles of very sober travel now lay before them, mere monotonous flat sand-beach, along which they alternately walked and cantered their horses. They then turned inland, and for some five miles the road might have been through the desert of Sahara, so sandy and uninteresting was it. How the bi-weekly coach managed to get across the sandy waste was a mystery to them. At length they came to another wide river, the Manuwatu. Here a chain ferry awaited them, in which men and horses could accompany each other across the stream. On the other side was Foxton, a struggling settlement consisting of a few stores and three hotels, with roads of sand and sundry private houses. There was a pier at which steamers from Wellington and Nelson regularly call, and the town was the terminus of the Foxton and Wanganui railway.

The next day they left Foxton, following the railway along a road of soft sand for six miles, the principal vegetation being patches of flax, which in damp places seemed to luxuriate in the sand. At a place called Carnarvon they left the railway and followed the Sandon road some four miles till they reached the head-quarters of the "Douglas station." Here they found a large slaughtering and boiling-down establishment, with immense shearing yards, cottages, stores, and all the requisite apparatus for converting New Zealand beef and mutton into available food for hungry Englishmen. The whole thing looked like prosperity, and on their making inquiry respecting the Douglas township a clerk was courteously told off to conduct them to it. After travelling along the sandy tracks for some seven miles a mass of bush was reached, through which a rough track was cut for about six miles. Halfway through this cutting they came upon a partially-cleared square of some three hundred acres, the site of the proposed Campbell-town. Arrived at the centre of the clearing they turned down a track for about two miles, and thus had a full view of the whole thing. The land was evidently good, but the labour requisite to make it into farms seemed immense. Not being able to ride along the newly-formed

roads, they found themselves at the end of their peregrinations pretty well done up. Resuming the saddle, they once more took their way towards Sandon, passing several settlers who were gallantly hewing their way to fortune. Occasionally a saw-mill was visible, helping to clear away the all-surrounding timber. After a few miles of this they suddenly found themselves in an open country, leaving the bush, like a huge, dark hill, behind them. The transition struck them as very remarkable. Yonder was the vast mass of timber, with its undergrowth of almost trackless scrub, apparently untouched by man, and here was an open plain covered over with low fern. Nothing could be sharper than the division, and nothing seemingly more arbitrary and inexplicable. Two miles of this finely-cultivated land brought them to Sandon, well tired and fully prepared to enjoy the comforts of an hotel.

The next day was Sunday, and after breakfast they took a stroll about the town and neighbourhood till church-time. It struck them as being a very fine agricultural district, resembling in culture an English agricultural county. Far as the eye could reach, north, east, and west, stretched out a level, open country; and on the south was the weird-looking dark boundary of bush-land. After a rest somewhat prolonged, in harmony with the genius of the Day of Rest, they proceeded to Bull Town, some six miles distant, purposing to remain there for the night; but finding the scenery very enchanting and the road pleasant, they kept on their way to the flourishing township of Marton. *En route* they found various signs of progress and innumerable flourishing farm homesteads. The "Fox" settlement, Crofton, of Temperance notoriety, seemed to be less thriving than other places along the route. Why they did not stop to inquire. Marton struck them as being one of the most prosperous towns which they had yet seen. After refreshing themselves with a good tea at an excellent private boarding-house, and turning their horses out into an adjoining paddock, they went to the Presbyterian church, where they found a respectable old Scot discoursing abundantly sound doctrine to a score or two of somewhat somnolent hearers. They were not impressed with the attractiveness of the service, and left the church questioning the value of so ill-appointed a "means of grace." As Englishmen our travellers were struck with the contrast presented by this agricultural town or village to a similar locality at home. Instead of a few good houses and a number of more or less tumbledown hovels, the whole place resembled a city suburb of small detached houses, with their pretty gardens and various signs of comfort. Entering the humblest of them, the homes of labourers, instead of the inevitable bread and lard, with a frying-pan full of potatoes dashed with American bacon-fat, there was the good joint of beef or mutton; and waiting in the pot on the Colonial oven, was the accompanying plum-pudding. And well it might be so, for whereas wages were high, the best fresh meat could be bought for threepence per pound.

Leaving this land of Goshen on Monday morning their road for six miles passed through a high, flat plateau of rich, fertile land, until a steep hill was reached, from the summit of which the sea was once more visible. The country then sloped downwards towards a smaller range of hills, near the coast. After traversing a long, winding road, cut out of the side of a hill, they reached Turekena, a small, neat village. Here they learnt that every acre of land was occupied. Passing onward they came upon a very pretty valley and a fine river, called the Turekena. A good wooden bridge carried them across, and from it was visible a railway bridge over the same. An ascent by a winding road round an immense hill revealed to them a variety of the most picturesque scenery. Yonder lay the peaceful valley, with the silvery Turekena winding its tortuous way along it, and the railway twisting in and out all the way. Dotted the hills behind them were the well-built homesteads, all looking pictures of prosperity. Altogether the place gave the travellers a perfect ideal of comfort, peace, and beauty. On reaching the top of a range of hills they passed through a flat country, and the land was less cultivated, but still dotted over with homesteads. By-and-by a turn round a hill brought them in view of Wanganui and the river Wanganui. They crossed the noble river by the newly-erected iron bridge, and found the town holiday-keeping. They were impressed with the thriving, cleanly appearance of the place, and deemed it almost worthy of comparison with Wellington. In the evening they had a view from their hotel of the volunteers and artillery returning from a tournament, which had taken place just outside the town. They were a noble-looking band of men, and admirably mounted. On Tuesday morning at nine o'clock they once more commenced their travels, ascending a range of hills, from the top of which they had a splendid view of the town and neighbourhood. Like so many other New

Wanganui Bridge, Wellington.

Zealand towns, Wanganui lies in an immense valley, surrounded with hills. Its streets are well planned, and as they gazed on the whole scene—the river running through the town, the beautiful bridge stretching across it, and farther down the railway with its bridge and the half-dozen wharves for the steamers, they felt no surprise at the universal interest felt in the young and rising township. The only drawback seemed the huge banks of sand which occurred, as at Foxton, and which must impede agricultural operations. Pursuing their way over the hills they came upon a pretty lake, called Virginia Lake, from whence Wanganui gets its supply of water, and if

a good-supply of water is any guarantee of future success, the town certainly has got it. Few towns in New Zealand or elsewhere can boast of so exhaustless a store of life's first necessity. A few miles farther on they came to another of those sublime features of New Zealand scenery—a mountain gorge. They found it no less than ten miles long, and the ever-changing variety of its scenery altogether beggared description. Here they received their first baptism, the rain coming down in fruitful showers. After emerging from the gorge they reached the town of Maxwell, a straggling place of one hotel, three or four farm-houses, and a few small dwellings. From thence their road lay down a small ravine, through rich grass-lands, and past a Maori pah, or village. This latter consisted of a mass of rush hovels, pitched helter-skelter in a field, behind a large hedge by the roadside. They soon found themselves drawing nearer to the native settlement, and became familiarized with the appearance of the people. They all seemed very civil and pleased to be spoken to. Another half-dozen miles brought them to Wiotara, where they crossed a river of that name by a handsome bridge. On the river were some Maori canoes—long, narrow vessels, cut out of a solid tree, and propelled by hand-paddles. The hotel where they stopped was full of natives, who seemed to have a great partiality for such resorts.

The next morning they rose early and rode to Wairoa, seven miles distant, to breakfast, passing through a very steep and beautiful gorge, with a rapid stream at the bottom to ford. The country through which they passed was level, and apparently very rich. The town of Wairoa, or Carlyle, is a small, thriving place, showing signs of rapid progress. Leaving Carlyle, they passed through another gorge to level country, quite open, but bounded on the horizon with dark, long lines of bush. On their left was the sea in the distance, and northward before them, rising solitary and sublime, like a Gladstone among European politicians, was the far-famed Mount Egmont. This glorious vision was not soon to leave them. All day long it haunted them, hidden only occasionally by clouds, which seemed to rise from its mighty base and make its sides and top their home. Every now and then the snow-clad top and patches of snow on the sides would show through the lighter clouds, giving the mountain a singularly enchanting appearance. Then as those clouds melted and passed away the outline gradually appeared again, looking like an immense cone connecting earth and sky. Four or five miles beyond Wairoa they entered a series of gorges, which brought them down to the Patea river—a fine stream, equal to the Wanganui Crossing it by a bridge, a steep road brought them to Patea, another rising township with its full complement of stores, hotels, &c. Finding their horses pretty well done up, they left them a mile or two the other side of Patea, and so reached the town on foot. Passing onwards a six miles' walk brought them to Rakaramia, where, finding a good hotel, they resolved to "rest and be thankful." The last two miles were done on a bullock-dray, a rough, strong kind of platform with a long pole in front, to which were harnessed by a yoke and chain two bullocks, and in front of these were two more similarly yoked. The driver had a long whip, and by continually talking to the beasts, calling them by their names, and a free use of his whip, he managed to get the seemingly unmanageable animals along admirably. What a man would do with four such great brutes, "unaccustomed to the yoke," it required no great foresight to predict.

After a good night's rest our travellers, now reduced to footmen, started for Manuthai, determining there to breakfast. The five miles' walk carried them through sundry gorges, and on leaving this little place their path lay through a fertile country, with the usual alter-nations of hill and dale. Their next halt was eleven miles distant from Manuthai, at a place called Hawera, a flourishing town with three or four good hotels, &c. Passing on towards Normanby they fortunately got a ride for a few miles. This very modern town already boasted of its hotel, which our travellers deemed one of the best they had yet stopped at. These hotels are quite a feature of colonial life. They are mostly well fitted up, and altogether unlike the average English public-house. They are, in fact, public boarding-houses. Three times a day in a large dining-room a bell summons the visitors together, and there is found an abundance of solid food, *but no strong drink*. Tea or coffee may be had at each meal, but stronger drinks can only be got at the bar. The charges vary from one shilling to two shillings per meal, and the utmost order prevails. Most hotels boast of an Alcock's billiard-table, a celebrated Melbourne maker, but no drinking is allowed in the room. The charge for a bed is usually one shilling and sixpence, and fees to servants are unknown. Leaving Normanby in the morning they pushed on to Kitemaria, across a fine, open, pasture country. Straight before them was glorious Mount Egmont, seeming more majestic than ever, as it stood out in the clear morning air without a cloud to drape its bold outline. As they gazed upon it, rising from its thirty mile diameter-base to the skies, the lines of Coleridge on Mont Blanc, as viewed from the valley of Chamouni, rose involuntarily to their thoughts, and they found themselves asking—

"Hast thou a charm to stay the morning star
In his steep course? So long he seems to pause
On thy bald, awful head, O sovran Blanc?"

Mount Egmont and Range's, Taranaki

A few miles of walking brought them to the mountain track, a rough way, a chain wide, cut right through the bush for some thirty miles. The appearance of the road, if such a track can be called a road, was very singular. Right before them appeared nothing but a seemingly interminable avenue, with trees on either side. After walking three or four miles, however, they reached a valley, down which they wended their way, and found at the bottom a beautiful stream with a quantity of fine watercress growing in it. They stopped and partook of the true hermit's fare, washing it down with the delicious "mountain dew." Some miles further on they came to a large clearing of some six hundred acres, and learnt that it was a new town to be called Stratford, the junction of the railway from New Plymouth to Wellington, where the branch strikes off to Napier, right through the very centre of the island. Here they found signs of life and enterprise. Gangs of men were felling trees, and others were erecting sheds for stores and lodgings. Passing through this place they again entered the lane of bush, and another mile, making sixteen since they started in the morning, brought them to a lodging-house where they found welcome rest. After tea they sallied forth to see the process of clearing, and coming upon some woodmen who were felling a huge giant of the forest they essayed to render help. The tree in question was some 120 ft. high, and from 4 to 5 ft. in diameter near its base. A large notch had been cut in the side on which it was intended it should fall, and the men were at work cutting away on the opposite side. By-and-by sundry slight creaks were heard, and all were warned to look out. They one and all retreated some 20 or 30 feet. Now the ominous creaks became louder and more frequent, and looking up they saw a slight, leaning motion. This gradually increased, and the noise grew louder, and then slowly, gracefully, gradually the monarch bowed his head and submitted to his fate. With a shock like the crack of doom, and a thud which shook the solid earth like an earthquake, the huge tree came to the ground. It was an interesting and exciting scene.

On the following day they once more resumed their journey through the bush, and as they drew near the end of the romantic avenue signs of life and activity became visible. This forest tract was to become a metalled road, and side by side with it would run the future railway. Newly-built bridges became apparent, and indicated the progress of the intended roads. Gangs of men also were seen at intervals along the track making cuttings at the top of some of the ridges, and filling up the hollows. As they drew nearer Ingle-wood the railway works became more developed, and for some miles they walked along the newly-made road. Tired and wearied they at length reached Ingle wood, the terminus of the New Plymouth Railway, and after waiting a couple of hours they secured seats in a train to Plymouth, where they arrived about 6.30 P.M. fit only for tea and bed.

Another Sunday morning found our travellers refreshed by a good night's rest and in a good frame of mind for a visit to the Presbyterian Church. They found the church a plain building, and about one quarter full. The singing was good, and the sermon on the "Grapes of Eshcol" was thoroughly enjoyed. The pastor appeared to be a man of considerable mental power, and his command of language was exceptionally good. In the afternoon they witnessed the arrival of the Union Steam-Ship Company's steamer the *Taiaroa*, and a most exciting affair it was. The steamer lay about a third of a mile from the beach, and the passengers and merchandize had to be landed by surf-boats—a most laborious process, and not free from danger in rough weather. Half the inhabitants appeared to be out witnessing the arrival, and two hours and a half were consumed in getting off the consignment of passengers and freightage. With proper conveniences the work might be done in half-an-hour. On Monday they devoted the day to further exploration of the interesting locality. Mounting a high hill overlooking the town they saw the old blockade used in the late destructive Maori war. It is now converted into immigration barracks. Strong palings surround it, in which slots are cut, through which the defenders fired upon the hostile natives. The view from this hill was very fine, and revealed a country rich in all agricultural requisites. When the projected harbour is carried out Taranaki, or New Plymouth as it is to be in future called, will take rank among the most important of the New Zealand ports.

Having thus accomplished their task our travellers commenced their return journey, resolving, however, to make a *detour* at Sandon, or Sansona, as it is named in the maps. Instead of going *viâ* Foxton, they struck off eastward for Awahuri, in order to see the Fielding settlement of the "Colonist Emigration Aid Association," whose office is in Queen Anne's Gate, Westminster, London. On reaching the Awahuri valley they saw in the distance the huts of this township. Finding an hotel at the Awahuri river they put up at it. The place seemed very quiet, but the land was good, and there was plenty for sale. A native settlement existed in the valley, and at the hotel numbers of Maoris as usual congregated during the evening.

On the following morning they left Awahuri for Palmerston, some eight miles distant. The ride took them through a bush country interspersed with small clearings of settlers. They found Palmerston a new settlement, with a square of good clean grass-land, through the centre of which ran the railway from Foxton to Wanganui. The only building in the centre of this square was the station. Stores, banks, &c., clustered around it, while

outside the square were the homes of the settlers. Having breakfasted at this infant settlement they proceeded along the railway track for some two miles, and then re-entered the bush. About nine miles from Palmerston they came upon a large swamp leading down to the Manuwatu River. Crossing this in a ferry-boat they found themselves confronted with the Manuwatu range of hills. Winding up the road for about two miles they came to the entrance of the celebrated Manuwatu Gorge. Their way then led for four miles through this gorge until they ascended to a road cut out on the mountain side. The gorge fully sustained the universal verdict respecting it. Nothing could exceed its wildly romantic character. They had beneath them the river now rushing along in rapids, with a roar like those just above Niagara Falls, and now slowly and gradually like those Canadian rapids after they have taken their tremendous leap and are flowing peacefully into the Ontario lake. Both sides of the gorge were well-nigh perpendicular, and some four or five hundred yards high. A rich foliage quite covered them down to the water's edge. Coaches traverse the seemingly dangerous pass, and the need of good nerves on the part of both coachman and passengers may be inferred from the fact that he dares not let his horses walk round the many curves, lest they should stumble. Security is sought in a sharp trot, keeping the horses at full tension as it were, and too much occupied to shy. In places they saw the wheel tracks within a few inches of the edge of a precipice, to go over which would be instant death to all. Occasionally they came upon vast overhanging masses of ironstone rock which only needed loosening to sweep away road and all that was thereon. The roadway was a narrow ledge from 6 to 8 feet wide, and even less in some places. As our travellers passed along they were favoured with exceptional alternations of weather, which served to bring out the beauties of the gorge. Now a glimpse of sunshine, then a shower of rain; anon a dark cloud would throw a sepulchral gloom over all; then an exquisite rainbow would throw its resplendent form athwart the abyss. The wondrous changes of colour and beauty were simply indescribable, and, like an occasional sunset over the Nelson mountains, must be seen to be at all understood.

At length the gorge opened out and they approached a large bridge over the river at a considerable height above it. Passing over this they were soon again in the bush, but had every now and then a beautiful view of the country and of the river. A three or four mile ride brought them to Woodville, a new settlement through which the coaches ran to Napier and the east coast, some hundred miles distant. Here they stayed the night. On leaving Woodville the next day they entered on a forty mile bush road which leads to Masterton, sixty miles off. Their journey of twenty-seven miles that day to Elecuhuna involved riding through four rivers, two of which were wide and rapid currents, just high enough and strong enough to test the mettle of the travellers.

After heavy rains travellers have to wait for days before they can get over, and many a fool-hardy adventurer has been swept away in the attempt. The horse has but to make one false step amid the boulders, and at once rider and horse are in the power of the merciless torrent. Several Maori pahs were passed and numbers of natives in all varieties of dress and undress. One old Maori came out of his hut to speak to them, but they did not understand his speech. Happily they were able to do something which he understood. Offering him some tobacco he thankfully put out his hand to receive it, revealing as he did so, absolute nakedness saving the blanket thrown around him. Their road for the most part, was an absolutely straight line cut right through the dense bush. They came upon a party of surveyors near the end of their ride, hard at work at their invaluable pioneering duties.

At length the wild, rough Scandinavian settlement of Elecuhuna was reached. Here they passed a night and interviewed the settlers. They were not favourably impressed with the foreigners, who appeared to be a soulless race of toiling money-grubs, with but one object in life and but one hope, bartering away generosity and all that makes man superior to the brutes for little piles of one pound notes. Leaving the Scandinavians to their destiny our travellers pursued their way in the morning through the remainder of the bush. At length they emerged from the sylvan road and came to a large open plain, bounded as usual all round with immense hills, save where the forest lay from which they had just emerged. They found the land there in cultivation, but of an indifferent quality, a light, stony soil. About three miles further on they came to a river, and crossing it they found an excellent road of some six miles in length, with good farms scattered along its course. This road led to Masterton, a business-like town, with shops equal to any they had seen in New Zealand, and which would not discredit Regent Street, London.

Everything indicated prosperity. They stopped one night in the town and then took the road leading to Featherstone. Their road lay across a level country with the immense Rematucka range of hills on their right and in front of them. Crossing a wide stream by a bridge they came to a long, straight road of about six miles, which brought them to Carterton, a long, straggling township in a very early stage of formation. Passing this they once more entered the bush, which was fast disappearing before the advancing civilisation. Settlements and clearings grew more and more numerous, indeed the six miles were but a continuous series of them. They learnt that all the necessaries of the settlers were supplied from Wellington, and as that city was sixty miles off and all must come by road, the traffic was very considerable. They frequently met immense wagons laden with goods and drawn by six or eight horses, reminding them of the state of things in England forty years prior to the

railway era. The township of Featherstone they found to be a small, neat affair, nestling at the feet of a huge range of hills. The railway works caused considerable activity among the Featherstonians, a number of the workmen residing there temporarily. Near the town was a formidable engineering exploit, a tunnel of some miles in length through the mountain chain to Katokie, the present terminus of the Wellington railway.

Leaving Featherstone early on the day following their arrival they at once commenced an ascent of the range of hills. Their road was in reality a vast mountain pass, longer and higher than any they had yet been along. The track, cut as usual out of the side of the mountain, was thirteen miles long, although probably the distance as a bird would fly would not exceed four miles. Occasionally their road seemed immediately before them, only some 100 feet above their heads, but to reach it they must wind round sundry bends and crevices, and come back again on the other side, thus going a mile or more to get a 100 yards. Here, in these mountain gorges, were evidently the manufactory and the home of the notorious Wellington winds. Our travellers found it hard work to hold their own against them, and it is no unusual thing for a cart and horse to be swept clean away by them, so terrific is their normal force. On reaching the top of the high mountain chain they had an imposing view of the surrounding country through occasional gaps in the bush. A descent of seven miles brought them to Puratakaka, where they arrived by 10 o'clock, quite ready to do full justice to a good breakfast. The remainder of the distance to Wellington, twenty-nine miles, was done by rail. They reached that city by 5 o'clock, having accomplished about 600 miles of travel in twenty-four days. The weather on the whole was good, and the trip such an one as they will never forget. The abiding impression left on their minds was that the country was pre-eminently a grand and glorious one, one which not New Zealanders only, but every citizen of the British Empire might be justly proud of. It had clearly all the elements of prosperity about it, and more nearly resembled the promised land of the Israelites than even Canaan itself did. It was indisputably "a good land, a land of hills and valleys; a land of brooks and rivers; a land of sunshine and of song; a land whose stones are iron;" its sand along the sea-shore at Taranaki being literally of iron, and out of whose hills you may not only "dig brass" but gold, silver, copper, tin, marble, and "all precious minerals."

A Few Plain Instructions for Intending Emigrants.

1. CAREFULLY pack up in strong boxes what you intend to take. In one box, not more than 12 inches high, by, say, 30 inches long, with a good lock on it, put a supply of linen, &c., for the voyage. Have your name and destination painted on each box, with "Not wanted on the voyage," written on all but your cabin-box.

2. Do not overburden yourself with luggage. An infinite amount of bother is saved by having as little as possible. Have everything pretty well arranged before you come to London, so that on arriving there you have only to take a cab; or if you have much luggage get the railway-porter to put you in the way of some van proprietor, and go straight away to the dock where your vessel lies.

3. As regards outfit you cannot do better than go to a leading house, such as Messrs. Silver & Co., Cornhill, London, and secure the benefit of their wide experience as to what is best for the part to which you are going. The thing to avoid is wasting your means on unnecessary articles. Really good clothing and tools are almost equal to gold in value to the emigrant, but expensive guns, revolvers, and such like are best left behind.

4. If you go by steamer, unless a direct line of steamers should be put on to New Zealand, you cannot do better than secure a passage by the Orient line, whose head office is at 112, Fenchurch Street, London (Messrs. F. Green & Co.). You can book for any New Zealand port, exchanging steamers at Melbourne. The fares to Melbourne are from fifteen to twenty guineas for steerage; thirty-five guineas for second saloon—a very good accommodation indeed—and seventy guineas for first saloon. The extra charge from Melbourne to New Zealand is five guineas steerage, and ten guineas saloon. There is no second class. It is advisable to secure a saloon ticket. There are also steamers by which passages can be secured to New Zealand ports despatched by Mr. J. H. Flint, 112, Fenchurch Street, London, and one or two other firms.

5. If you go by a sailing vessel it will probably be one of Shaw, Savill, & Co.'s, 34, Leadenhall Street, London, or the New Zealand Shipping Co., 84, Bishopsgate Street Within, London. The special ships referred to on the outer sheet belong to these firms. The £25 fare is exceptionally reasonable, and from the fact of there being but one class on board much comfort may be confidently anticipated. Sailing ships are also despatched from Glasgow to Otago by Messrs. Henderson & Co.

6. Contrary to general advice, I do not recommend the taking of a quantity of luxuries to vary the ship's dietary. It is waste of money. More good, wholesome food is found on board than you can take, and the fewer dainties the better it is for the stomach.

7. Avoid all spirituous liquors. None suffer from sea-sickness so much as those who are always dosing themselves with brandy. Have done with strong drinks from the hour you leave the docks, and the probability is that you will have a most enjoyable voyage, and be welcomed by prosperity at your journey's end.

8. Do not take your money with you, but go to the Bank of New Zealand, 1, Queen Victoria Street,

Mansion House, London, and get a draft on one of their branch banks in New Zealand. This will cost you nothing, and save much anxiety. You have only to present your draft at the New Zealand office, and the money is at once handed over to you. A small amount will suffice to cover the necessary outlay on the voyage.

9. Cultivate a cheerful, hopeful disposition on the voyage. There is rarely any real danger, and there is no alleviation of the inseparable inconveniences comparable with a patient endurance of them.

Wyman And Sons, Printers, Great Queen Street, London, W.C.

The New Zealand Agricultural Company, Limited.

Incorporated under the Companies Acts, 1862, 1867 and 1877.

For Purchasing, Improving, Managing, Dealing with, and acting as Agents for, Agricultural, Pastoral and other Properties in the Colony, and creating Settlements thereon.

The liability of Shareholders is limited to the amount of their Shares.

Capital £1,000,000, In 50,000 Shares of £20 each,

With power to issue Mortgage Debentures to the extent only of two-thirds of the amount paid for property.

First Issue.

£500,000 in 25,000 Shares of £20 each, And £100,000 Debentures at 5, 5½ and 6 per cent

As to the Shares.

£1 will be payable on application and £4 on allotment. Calls not to exceed £2.10s. each per share, or to be made at less intervals than 3 months, 1 month's notice being given. It is not expected that so much as £10 per share will be called up, but allottees desiring to pay up in full may do so, with the consent of the Directory, and interest at the rate of £6 per cent, per annum will be allowed on the amount? paid in advance of calls.

As to the Mortgage Debentures.

These will be a first charge upon the uncalled capital of the Company. They will also be charged upon all the property of the Company for the time being subject to any claim of vendors for unpaid purchase money.

The Debentures will be issued in sums of £50, £100, £500, and £1,000, payable in three, five, or seven years, as the applicants may desire, with interest in the meantime respectively at the rate of £5, £5.10s. and £6 per cent, per annum, payable half-yearly, either in London or Dunedin, at the applicant's option. The Debentures now to be issued will be received by the Company at any time in payment for land purchased of them or for rent of lands held under them, and in such cases a bonus of 10 per cent, will be allowed.

The Company is restricted from issuing Debentures in excess of two-thirds of the amount of the consideration given or paid for property for the time being, after deducting monies received from sales of land or premiums on granting Leases, except Debentures issued to raise monies to pay for Properties or Debentures arriving at maturity, which monies are forthwith to be so applied, and in the meantime to be carried to a separate account or invested in the names of Trustees. Ten per cent, on the amount applied for will be payable on application, and the balance within one month after allotment. The Interest will accrue from the days of payment respectively.

The Debentures will be payable "to bearer," or to the registered holder, as applicants may desire.

Directors.

- WILLIAM CLARK, Esq., C.E., 9, Victoria Chambers, "West-minster.
- W. J. MUDIE LARNACH, Esq., Late Colonial Treasurer and Minister of Railways, New Zealand; 118, Holland Road, Kensington, W.
- MAJOR-GENERAL PATRICK MAXWELL, Westmont, Ryde, I.W.
- CAPTAIN R. C. MAYNE, R.N., C.B., 101, Queen's Gate, South Kensington.
- T. SELBY TANCRED, Esq., Sheep Farmer, New Zealand; G, Inverness Terrace, Hyde Park.
- SIR JULIUS VOGEL, K.C.M.G., late Premier of New Zealand, 127, Cromwell Road, South Kensington.

Bankers.

- BANK OF ENGLAND.

Solicitors.

- Messrs. JOHN MACKRELL & Co.

Auditors.

- Messrs. DELOITTE, DEVER, GRIFFITHS & Co.

Secretary.

- K. HELLAND, Esq.

Registered Office.

- No. 110, CANNON STREET.

Prospectus.

THE great demand which has arisen for land in New Zealand for Agricultural purposes since the opening of the Government Railways, the rapidly increasing prices obtained either on sale or letting, the large profits which are being realized by landowners (especially by those having capital at command for improvements), and the desire which exists in many families in England to obtain facilities for settling in New Zealand, have induced the formation of this Company, the objects of which are fully stated in the Memorandum of Association, a copy of which is annexed hereto.

As a first investment the Company has purchased from the several owners, as a going concern, properties which, as a whole, may be considered to form one of the finest and most desirable agricultural estates in the Colony.

The estate is situated in the province of Otago and Southland, and nearly due west of Dunedin, the Capital of Otago, and lies between latitudes 45° 20' and 46°. The climate is all that can be desired for stock breeding, wool growing, and agricultural pursuits. The district is not liable to droughts.

The estate is in direct communication, by two lines of railway, with the town and port of Invercargill, distant fifty miles on the south, and by one of these lines with the city and port of Dunedin, distant about seventy miles.

There is also a line of railway under construction through the heart of the property, which will be opened in 1879, and will give all parts of the estate connection with Dunedin. A plan of the estate and also a key plan, showing its situation in the province of Otago and Southland, is issued herewith.

The different properties forming the estate adjoin, and consist together of 167,760 acres of freehold land, in one block, of which 16,823 acres are under cultivation, in grain crops, English grasses, and clovers, the whole fenced in and a great portion sub-divided into convenient sized fields and meadows. There are besides 141,675 acres of leasehold lands held partly under the Crown and partly under Trustees for Educational Reserves who are restricted from selling.

With the estate has been purchased the stock thereon, consisting of 167,500 sheep, 82 draught and saddle horses, and 112 head of cattle, together with the agricultural implements, plant, steam engines, &c., as also the suitable and substantial residences, buildings, wool sheds, sheep yards, shepherds' houses and saw mills.

The clips of wool from Waimea, Wantwood, and the Dome have realised prices not much short of those paid for the Longridge clip, which, on reference to the London Wool sales during a few years past, will be found to have fetched as high as from 2s. 6d. to 2s. 10d. for washed wool. This station's greasy wool has this year sold for 13d. and 13½d. per lb.

The annual percentage of lambs by way of increase from these flocks may be reckoned, one year with another, at from 65 to 75 per cent. As the freehold becomes cultivated and improved this percentage may be increased.

Hitherto, with the lands in their natural pasture, the sheep have been yielding annually an average of 5s. each net to their proprietors, while their increase and fat stock have served to pay all expenses, besides

providing for considerable permanent improvements.

The purchase takes effect as from the 1st November, 1878, so that the Company will have the benefit of the present year's dropping of lambs, and of the clip of wool and grain crops soon to be realised. The shareholders will thus be secure of regular dividends from the date of the allotment of shares.

The price agreed upon is £1,070,000, of which the vendors take £350,000 in fully paid-up shares of the Company, forming no part of the present issue, and the balance payable thus: £40,000 at once, £100,000 on 31st March, 1879, £110,000 on 1st August, 1879, £200,000 on 1st February, 1880, and £270,000 on the 9th December, 1883.

The first three instalments will carry interest at the rate of 5 per cent, per annum and the last at the rate of 6 per cent, per annum, as to the latter however the interest will only "be payable out of the surplus profits of the Company in each year after setting aside sufficient to pay a dividend for that year at the rate of 7 per cent, per annum on the paid-up capital, and without any claim in case of deficiency on future profits. The Company have the option of postponing the payment of any instalment or any part thereof (except the last), for not exceeding two years. Any deferred instalments, however, are to carry interest at the rate of 6 per cent.

The Vendors' shares, until after the 9th December, 1883, will only be transferable in the colony.

It is confidently anticipated that the property will rise rapidly in value, and that beyond the enhanced profits which will be realised from the improvement of the lands, and the increased number of sheep, the Company will derive large returns from the sale and letting of portions of the estate to settlers in suitable sized farms, at prices considerably in excess of the rate per acre paid by the Company. For such farms there is a largo and increasing demand.

The Shareholders will therefore acquire, at a moderate cost, an estate rapidly rising in value, with a reasonable prospect of a minimum dividend of 7 per cent., and with the probability of largely increased dividends, and of a considerable enhancement in the capital value of their property.

Fuller Particulars.

1.—The Names And Situation of the Properties.

The freehold estates and leasehold runs now acquired by the Company, are known as Croydon, Waimea Plains, Wantwood, Okaiterua, Longridge, Dome, Eyre Creek, and Ardlussa. They are situated in the province of Otago and Southland, about 70 miles distant from the City and Port of Dunedin, on the east, and 50 miles distant from the town and port of Invercargill on the south.

There are already running through different parts of the estate two main lines of railway belonging to the Government—the one from Invercargill to the lake gold fields the other from Invercargill to Dunedin.

A company has been formed to make a branch line to connect these two main lines.

This branch line will run from Elbow to Gore, as shown on the map, a distance of 37 miles, and entirely through the Company's estate.

The whole of the capital required for this line has been provided, and the railway will be finished for use in 1879.

2.—The Extent and Description of the Lands.

The freehold portion of the estate contains 167,709 acres, and consists chiefly of first-class agricultural lands, being rich alluvial river flats, plains, and easy undulating ridges, all capable of being ploughed at any time with double-furrow ploughs, there being no timber (excepting some valuable bush reserves) or stones to hinder the progress of the plough.

Last year some of the lands were newly ploughed under contract at 11s. to 12s. per acre, with double-furrow ploughs ploughing five inches deep, and produced from 30 to 40 bushels of wheat per acre, and from 55 to 75 bushels of oats from the first furrow.

The suitability of the soil and climate for growing turnips, rape, and other green crops is a very valuable feature in this property. The land being free from couch-grass and other weeds turnips can be sown upon the first furrow of the newly turned sod, and some of the Directors can vouch for the fact that crops of turnips averaging 20 to 25 tons per acre can be grown in this manner if seeded at the rate of a few ozs. per acre without manure and without either hoeing or thinning.

Of these freehold lands 16,823 acres are cultivated and improved. There are also 340 miles of good substantial fencing, several brick and stone residences, eight largo wool sheds in good order, with hot water and

spout water washes attached, sheep yards, shearers' houses, shepherds' and labouring men's houses, and stabling conveniently placed at the several home-steads.

There are large deposits of bluestone, freestone and lime-stone, each being well adapted for building purposes, and already extensively used in the buildings on the estate.

There are also large deposits of brown coal and lignite on various parts of the estate, which make an excellent fuel for engine driving and household uses.

The leasehold lands contain 141,675 acres. They consist of well grassed hills and valleys of rich quality, but rather too steep for ploughing. Their sheep-carrying capacity, however, is capable of great improvement by English grass and clover seed being scattered upon them.

The freehold lands around the leasehold were selected with a view to preventing competition for the leaseholds, so that there can be little difficulty in securing a renewal of the leases from time to time as they fall in.

The present leases of the several runs will expire as follows:—14,239 acres will expire in June, 1881; 4,905 acres in November, 1881; 4,692 acres in March, 1883; 6,255 acres in November, 1883; 830 acres in November, 1882; 7,781 acres in September, 1883; 23,591 acres in September, 1882; 3,590 acres in September, 1882; 6,440 acres in November, 1882; 10,334 acres in March, 1883; 21,553 acres in January, 1884; 10,000 acres in February, 1885; 485 acres in November, 1882; 5,170 acres in February, 1885; and 21,810 acres in January, 1887. They are subject to very low rentals.

3.—Title.

The freehold properties are all held under grants from the Crown, and the leaseholds are held partly under the Crown and partly under the Trustees for Educational purposes.

The Vendors will give titles under the Land Transfer Act, which titles by the laws existing in the Colony are guaranteed by the Government.

4.—Particulars of the Flocks, &c.

The number of sheep purchased with the estate is 167,500, consisting of the following classes, viz., breeding ewes, ewe hoggets, wether, wether hoggets, rams, &c., none being broken-mouthed, but all in good condition, strong, and healthy.

The owners are also to deliver 29 draught horses, 53 saddle horses, and 112 well-bred quiet dairy cattle.

The lands in their natural pasture are capable of feeding nearly one sheep to the acre, and by sowing English grasses they can be so improved as to carry from five to six sheep to the acre.

The freehold and leasehold lands, together aggregating 309,000 acres, will in their present condition, at a very small additional expense, carry 130,000 sheep more than are now upon the lands. This addition could be made as quickly as circumstances will allow.

The flocks of sheep now running upon the several estates are among the best in New Zealand.

Upon each of the properties there is a stud flock, from which only the best sheep are employed for breeding purposes. The whole of the flocks have been carefully culled annually for years past immediately after each shearing, and the culls sent to market.

From £100 to £250 each have been paid for some of the stud rams, and proportionately high prices have been given for some of the ewes for the purpose of improving the breed.

5.—Particulars of Plant, &c.

The agricultural machinery and implements purchased are to be delivered in good order, or compensation allowed. Most of them are nearly new. They include two 10-horse power and one 8-horse power steam engines, one 12-horse power water-wheel, several new reapers and binders, double and single furrow ploughs, harrows, mowing machines, rollers, blacksmiths' and carpenters' tools, and everything of the kind necessary for carrying on the business of the Company.

There are also two valuable saw mills on forest lands belonging to the Estate, with engines, saw benches, planing, tonguing and grooving machines, tramways, &c., all in thorough working order, and two teams of working bullocks. These Mills have been found of great benefit in supplying timber for all purposes for the use of the estate. The Company will have the right of cutting timber in the Crown forests for a nominal payment.

6.—The Price to be Paid and Terms of Payment.

The owners of these properties have agreed to accept the sum of £1,070,000 for the whole of these lands,

free from incumbrances, with the sheep, cattle, horses, plant, buildings and improvements as above mentioned, the price being based upon a low estimate of the value of the lands according to the prices which are being realized for lands of similar quality in the neighbourhood, and at the prices at which flocks of sheep of the same class are generally sold in the Colony, and to give the easy terms of payment above mentioned. The price is equal to £6. 7s. 6d. per acre for the freehold lands, with all the live stock, leaseholds, improvements, plant, &c., given in, which is below the price that similar lands are realizing without any flocks thereon.

7.—Debentures.

The Mortgage Debentures will be a first charge upon the property and the uncalled capital of the Company for the time being, and will rank in point of charge *pari passu* with any future issues. The amount to be issued is positively restricted, as before mentioned. The bonus of 10 per cent, on the first issue is given to induce the holders to settle on or invest in the lands of the Company. Without delay land will be set apart in suitable sized farms, upon which the holders of these debentures can exercise their rights.

The debentures will be received by the Company at par in payment for premiums payable by Cadets as hereinafter mentioned, and will serve the purpose of ordinary debentures to those who do not invest in the Company's lands.

To fathers of young men growing to manhood, or to families who contemplate emigrating, these debentures will prove excellent investments, whilst, as far as the Company is concerned, it will be benefitted by the enlargement of the circle of those who may become its customers.

At the option from time to time of the holders the interest and principal of the debentures will be made payable either in London or Dunedin.

The debentures vary in amounts to suit the wishes of applicants. The £50 debentures will be useful for paying rentals and for purchasing township allotments, than which no investments are more profitable as in a very short time they generally increase many times in value.

The debentures issued for three years will carry interest at the rate of £5 per cent, per annum, those for five years £5. 10s. per cent., and those for seven years £6 per cent.

8.—Management.

The Company will be managed by a Board of Directors in London, with Local Directors in the Colony acting under their control. Three of the Vendors are willing to act as the first Local Directors, so that the Company can secure the benefit to be derived from their extended and practical experience.

9.—Future Operations.

The estates are stocked with sheep far below the carrying capacity of the land in its natural pasture.

Experience has shewn that the carrying capacity of such land for sheep and cattle breeding purposes only, can be increased six-fold by sowing English grasses and clover and dividing into smaller paddocks.

It has also been found that the returns from the land can be largely increased by bringing it under cultivation for grain.

It is therefore proposed by degrees to increase the number of the sheep, and also to bring more land into cultivation.

The line of railway running through the heart of the property will create a demand for agricultural holdings, and sites for towns and villages—lands for which may be expected to realize very handsome prices.

The settlement of a large and thriving population on first-class lands, hitherto occupied only by sheep and cattle, is an important object in the formation of this Company, and it is intended at several points of the estates to lay off suitable farms of from 200 to 2,000 acres, or upwards, in extent, with the object of leasing or selling the same to a desirable class of farmers at such rates as will leave large profits to the Company, whilst they will undoubtedly afford excellent prospects to the farmers.

The Company at the same time will be prepared to arrange advances of money at a fair rate of interest to such farmers, to be spent in buildings and improvements on their farms. Under this plan settlers of a most valuable class can be obtained, and a large and certain profit will in consequence accrue to the Company.

Whilst these operations will be very profitable to the Company, they will open to those who take advantage of them, and who can exercise frugality and prudence, the opportunity of future competence or wealth, according to the scale on which they are able to embark. As the Colony increases in population, the intrinsic value of land increases. Every person who acquires land of fair quality, has before him the certain prospect of receiving from it fair interest on his money from the outset, and of working it up to a value of at least £30 an acre; that is to say, a value either to sell at £30, or to yield at £30 per acre per annum ten per cent, on such

value.

It is also proposed to form nurseries for forest and other trees, and to supply young trees to tenants and purchasers at moderate rates.

10.—Facilities for Settling in New Zealand.

There are a great number of young men in this country who desire to acquire knowledge of the management of agricultural and pastoral properties with a view to afterwards securing lands in the Colony.

It is proposed to receive every year a certain number of these as cadets upon the estate, to learn sheep, cattle and horse breeding, farming and agriculture. Cadets will require to have received a good education. On entering the Company's service a premium will be required from each cadet, but after a short period of satisfactory service upon the estate, a salary will be paid him, which will be increased in proportion to his general merits. Suitable accommodation and board will be provided. Cadets will be required to be steady and active, to be ready to work early and late. To those who desire to learn the occupation of stock farming and agriculture thoroughly, no better opportunity could present itself.

After a satisfactory term of service, facilities will be afforded to cadets to become tenants under the Company with easy terms of purchase.

11.—As to the Value of the Enterprise.

The high character of New Zealand as a field for the investment of capital has long been known to practical observers, but the construction of public works, more especially the formation of railways, has recently imparted to it an impulse of a most marked character.

The history of land settlement in New Zealand may be briefly told.

At first immense blocks of land were taken up for pastoral purposes, while agricultural farming was carried on upon a small scale. Later on it became apparent that laying down English grasses enormously increased the pastoral capabilities of the soil, and from that time the extent of land so treated has rapidly increased. Later still it was ascertained that the production of grain was more profitable than sheep farming, even when conducted on English pasture carrying seven or eight sheep to the acre, and thus vast quantities of land have been and are being laid down in crops.

The growing increase in the value of improved land in New Zealand has long been patent to persons connected with the Colony, but lately, as railways have been completed, and have opened up communication between the seaboard and the interior, this increased value has augmented in a very remarkable manner.

Recent sales in the Colony have demonstrated that during the last few years land has steadily increased each year in value by at least 25 per cent.

Fair land, ready for the plough, and within easy distance of a railway, readily sells for from £7 to £11 per acre, while several estates which have been cut up into farms have sold for an average of from £12 to £14 per acre, as appears by the published accounts of sales of land which are now taking place in New Zealand. An instance of this may be given. A property of 17,000 acres in the province of Canterbury which adjoins Otago and Southland, has recently been sold by auction with the stock thereon for £191,000, the land being in no way superior to the properties now purchased, and not nearly so well placed for carriage to port.

Subdivided lands in South Canterbury with an inland carriage to port of about double the distance, and a soil not superior to the lands in question, have recently been selling at from £10 to £15 per acre, and upon the other side of the Maitai River immediately opposite the Company's Estate, settlers have purchased from the Crown by auction on the deferred payment system, at prices of upwards of £7. 10s. per acre, and this for naked Crown land, unfenced and without buildings, or other improvements.

Herewith will be found extracts from newspapers and other public documents, shewing the results of sales in various parts of the country in the neighbourhood of these properties, from which it will be seen that the price proposed to be paid for these estates is far below the value which properties in the neighbourhood are realizing. Official statistics are also appended, showing the results obtained from the land under cultivation in the various colonies over a series of years.

A table is also attached showing the present value of the shares in various Colonial Companies established in Great Britain.

12.—Concluding Remarks.

The owners of the properties which are to be purchased by the Company, feeling assured that the same can be better developed as a whole by a Company with a large capital and extensive resources than as separate individual properties, have determined to invite the public to participate with them in what they are convinced

is a thoroughly sound enterprise, and on terms which they are satisfied will bear rigid enquiry and investigation. They are therefore themselves promoting the Company by their agents in London, Sir Julius Vogel and Mr. Larnach (himself a part owner), who will act as two of the Directors of the Company.

The whole of the preliminary expenses of establishing the Company, up to and including the allotment of shares, will be borne by the above-mentioned agents of the vendors, so that the Company will start without any preliminary charges to be repaid out of future income.

Sir Julius Vogel and Mr. Larnach are acting under a power of attorney dated the 14th November, 1878, from the owners of the properties, in which is set forth the terms and conditions of the arrangement, as to remuneration and otherwise, bet ween the owners and themselves. The following contracts have been made :—

1. A contract by which certain of the vendors agreed to convey, free of charge, lands required for the purposes of the railway above referred to in course of construction. The Company undertakes to perform this agreement.

2. The contract for the acquisition of the properties above referred to. This contract is dated the 9th day of December, 1878, and made between the Vendors, namely: George Meredith Bell, Joseph Clarke, Patrick Kinney McCaughan, Henry Driver, the above-named William James Mudie Larnach, Malcolm McNeill, and Alexander McNeill, of the first part, Sir Julius Vogel, and the said William James Mudie Larnach, of the second part, and Robert Miller Robertson, as a Trustee for the Company, of the third part.

3. The Power of Attorney above referred to, which is made between the Vendors, other than the said William James Mudie Larnach of the one part, and Sir Julius Vogel and the said William James Mudie Larnach of the other part.

General Maxwell has an equitable interest in one of the properties purchased.

Copies of the Power of Attorney and Contract above-mentioned, and of the Memorandum and Articles of Association of the Company, and the form of Mortgage Debenture, may be perused at the office of the Solicitors to the Company, 21, Cannon Street, London, any day between the hours of eleven and four o'clock, except Saturday, and on that day between eleven and two.

The properties have recently been valued by Mr. W. H. Pearson, Commissioner of Crown Lands, Southland, and Mr. Horace Bastings, a Member of the House of Representatives, and of the Otago Waste Lands Board. This valuation with maps of the Estate, and detailed particulars of the properties, can be seen at the office of the Company.

Applications for shares and Debentures must be made in the accompanying forms, either to the Bankers of the Company, or to the Secretary at the offices of the Company, 110, Cannon Street, London, of whom prospectuses and forms of application may be obtained. If no allotment is made the deposits will be returned in full.

Memorandum of Association of the New Zealand Agricultural Company, Limited.

The Companies Acts 1862, 1867 and 1877.

Company Limited by Shares.

1. The name of the Company is "THE NEW ZEALAND. AGRICULTURAL COMPANY, LIMITED."
 2. The registered office of the Company will be situate in England.
 3. The objects for which the Company is established are—
- To acquire land and hereditaments of any tenure in New Zealand, and to work, manage, and develop the same in such manner as the Company may think fit, and in particular by farming, stocking, grazing, breeding sheep and cattle, erecting houses, factories, stores and other buildings, by mining, draining, planting and constructing waterworks, gas or other lighting works, canals, reservoirs, wells, aqueducts, embankments, piers, wharves, harbours, roads, railways, tramways and other works and conveniences, by promoting immigration and aiding in the establishment of settlements by leasing and selling land, manufacturing, converting and rendering marketable colonial products, and by carrying on any trades, business, or undertakings, the carrying on of which may be deemed by the Company conducive to the development of its property.
 - To adopt and carry into effect an Agreement, dated the 9th day of December, 1878, and made between GEORGE MEREDITH BELL and others, of the first part; Sir JULIUS VOGEL, K.C.M.G., The Honble. WILLIAM JAMES MUDIE LARNACH, of the other part; and ROBERT MILLER ROBERTSON as Trustee for and on behalf of the Company of the third part, with any modifications thereof which may hereafter be agreed to by the Company.

- To provide for the religious, sanitary and educational welfare of persons settled on the property of the Company, or in its employment, and in particular by providing churches, chapels, schools, reading rooms, wash-houses, baths, parks and places of recreation, and by granting money.
 - To establish or aid in the establishment and support of any Associations for the benefit of the Company's tenants, workpeople and others, and in particular Building Societies, Mutual Insurance Clubs, other than for Life Insurance, and Co-operative Stores.
 - To train persons for carrying on business as Farmers, Graziers, Estate Agents, or otherwise in New Zealand.
 - To buy sell and deal in all kinds of property in New Zealand and elsewhere, necessary or convenient for the business of the Company, and in particular land, tenements and hereditaments, live, stock, wool, consumable goods, hardware, machinery, timber, patent rights, licenses, goods and chattels.
 - To lend money, to guarantee the performance of contracts, and to act as agent in the management, sale, and purchase of property of all kinds, and in the collection of debts, valuation of estates and otherwise.
 - To enter into partnership or into any arrangements for sharing profits with any person, association, or body corporate. To acquire and hold shares or stock in any body corporate or association, having objects altogether or in part similar to those of this Company, or carrying on any business capable of being conducted so as directly or indirectly to benefit this Company. To receive money on deposit at interest or otherwise.
 - To acquire and undertake all or any part of the business, property, and liabilities of any other Company, person, or Association carrying on any business which this Company is authorized to carry on, or possessed of property suitable for the purposes of this Company.
 - To procure the incorporation of the Company by Act of Parliament if thought desirable.
 - To sell, work, manage, lease, develop, improve, mortgage, export, or otherwise deal with the property of the Company.
 - To do all such things as are incidental or conducive to the attainment of the above objects, or any of them.
4. The liability of the members is limited.
5. The capital of the Company is £1,000,000, divided into 50,000 shares of £20 each.

Appendix.

COLONIAL COMPANIES. Name of Company. Nominal Amount of Share. Paid up. Present Price of Shares. Last Dividend and Bonus. Amount of Reserve Agricultural Company of Mauritius £10 £1 1? @ 1? 20 per Cent. £ 12,000 Australian Agricultural Company £25 £21 ½ 78-80 27/8 per Share ... Australian Mortgage, Land and Finance £25 £5 £9 ¾ @ £10 ¼ 10 £85,000 Canada Company £1 £1 80-81 7 " New Zealand Loan and Mercantile Agency £25 £2 10/ £4 ¼ @ £4 ¾ 15" £108,090 New Zealand Trust and Loan Company £25 £5 £9 ½ @ £10 12" £42,000 Otago and Southland Investment, New Zealand £5 £1 £1? @ £1? 10" £17,500 South Australian Land Company £25 £25 46-8 10 per Cent. ... Scottish Australian Investment £100 Stock. 180-190 15" £65,00 Trust and Agency Company of Australasia £10 £1 £2 ½ @ £3 20 " £50,000 Trust and Loan Company of Canada £20 £5 £3 £7 @ £8 £4? @ £4? 8 " £130,893

Name of Colony. Year. Total Cultivation. Wheat. Oats. Barley. Acres. Acres. Bushels. Acres. Bushels. Acres. Bushels. EXTRACT FROM COLONIAL GOVERNMENTS STATISTICS. 1873 964,996 349,976 4,752,269 110,991 1,741,451 25,333 502,601 Victoria 1874 1,011,770 332,926 4,850,165 114,921 2,121,612 29,505 619,890 1875 1,126,831 321,401 4,978,914 124,100 2,719,795 31,563 700,665 1870 1,231,105 401,417 5,279,730 115,209 2,294,225 25,034 630,323 1873 456,825 168,647 2,233,414 16,173 302,600 3,559 66,225 New South Wales. 1874 464,957 166,912 2,149,394 17,973 293,135 3,984 69,053 1875 451,139 133,610 1,958,640 18,856 352,966 4,817 98,570 1876 513,810 145,609 2,391,979 21,823 461,916 6,662 134,153 1873 64,218 3,654 62,381 353 7,060 588 11,760 Queensland 1874 70,331 3,592 46,229 178 2,902 361 6,256 1875 77,347 4,478 65,645 114 2,134 613 12,545 1876 85,569 5,700 93,634 162 3,428 688 16,301 1873 1,225,073 784,784 6,178,816 2,011 21,337 11,827 126,398 South Australia 1874 1,330,48-4 839,638 9,862,693 2,785 40,701 13,724 208,373 1875 1,444,586 898,820 10,739,834 3,640 60,749 13,969 197,315 1876 1,514,916 1,083,732 5,857,569 2,914 31,043 10,056 107,023 1873 51,724 25,697 345,368 1,474 28,330 5,083 87,529 Western Australia. 1874 45,292 23,427 281,124 1,067 17,072 4,702 75,233 1875 47,571 21,561 237,171 1,256 18,840 5,014 70,196 1870 45,933 18,769 225,163 1,461 21,915 6,245 93,675 1873 167,931 58,610 947,813 26,750 561,247 6,440 124,459 Tasmania 1874 326,486 57,633 1,066,861 32,704 877,243 5,129 125,469 1875 332,824 42,715 700,092 32,556 827,043 5,939 165,357 1876 332,558 38,977 752,070 23,609 571,485 6,258 147,637 1873 376,156 132,428 3,391,634 110,472 3,292,807 22,124 606,402 New Zealand 1874 549,841 105,674 2,974,339 157,515 5,548,729 16,236 477,162 1875 607,138 90,804 2,863,619 168,252 6,357,431 27,656 901,219 1876 787,824 141,614 4,054,377

The Following Extract From a Letter was Quoted in a Paper on New Zealand, Read by Sir Julius Vogel, at the Colonial Institute, on the 19Th March, 1878.

"Mr. Ford's estimate of the value of Acton at £7, as corroborative of our own, is satisfactory. My own conviction is that a much greater rise in the value of good freehold land in New Zealand is certain to take place, and this at a much earlier period than you in the Colony or the public generally have any conception of. In looking into the agricultural returns of Great Britain, with abstract returns for the United Kingdom, British possessions, and foreign countries, for 1876, I find that the average yield of wheat per acre in New Zealand, out of the 90,804 acres under this crop for 1875-6, was 31·5 bushels, while in Victoria, with its 321,401 acres, the average yield for the same year was only 15·5 bushels per acre; New South Wales, with 133,610 acres, was 14·7; South Australia, with 898,820 acres, was 11·8; Tasmania, with 42,745 acres, 16·4; Natal, with 1,740 acres, was 12·6; and Cape of Good Hope with 188,000 acres, was 8·9. Dominion of Canada, for 1871, the latest date given, the average of the Lake Ontario district is 6·4; Quebec, 8·5; New Brunswick, 10·8; Nova Scotia, 11·8. Then, if we turn to the United States, the great competitor, so to speak, for the population of Europe, the average yield of wheat for 1874 (the latest date given) is 12·3 bushels per acre; and the United Kingdom, in which the best of the land only is cultivated for wheat, and this highly cultivated and manured, only yields an average of 27 ½ bushels per acre. I give you herewith in a tabulated form the returns of cereal crops, so far as given in the Blue-books, not only of the above, but also of the several countries in Europe.

"From the tabulated statement (page 27) you will easily see that when it comes to be generally known and understood in the United Kingdom and Europe, as well as in Australia and America, that the returns to an agriculturist are so superior in New Zealand to those in other countries, and this with a climate relatively superior, their attention will naturally and, as a matter of course, be concentrated upon New Zealand. If you only put down the cost of ploughing, seed-harrowing, reaping, thrashing, and carting to port, all of which may be said to be nearly the same in the several countries (reaping and thrashing alone excepted in Australia and California, where, I understand, it is done by a special method, with the straw left standing on the field), and deduct these charges from the returns the grain would yield, say, 5s. per bushel all round at shipping port, you will find the immense advantage in the shape of returns to the agriculturist in New Zealand from any of the Australian Colonies, the Cape, or America. In this I do not deal with Europe, as in the countries where the yield is great the land is not only highly cultivated but heavily manured. Then, when you come to take into consideration the fact that in all Australia the land may be said, after being cropped, to be left in an unproductive form, and allowed to revert to its natural state, no permanent pasture of an artificial character (*viz.* English grass) is given for Adelaide in 1876, and only 19,260 acres for 1875; for New South Wales none stated; for Victoria, out of 1,126,000 as under crops and grass, only 293,000 acres is given as under artificial grass; for Western Australia and Queensland none given; and for Tasmania (the most favoured for this of all the Australian Colonies), out of 332,000 acres, only 102,000 is given, or under one-third of the whole : whereas in New Zealand, out of 2,377,000 acres, not less than 1,770,000 acres is given as sown out in permanent artificial grass. For Natal and the Cape, none. For Canada none stated, but I have no doubt, both in it and the United States—*viz.* the Atlantic—a relative proportion to New Zealand will also be sown out in English grass; but, on the other hand, they have a six months' winter, when the ground is wholly covered with snow, and when there may be said to be no outside feed for cattle and sheep. So far as I can make out, all that can be said of small agriculturalists in Canada, the States, or in any of the Australian Colonies, the yield of wheat per acre, or the returns therefrom, will only pay the farmer fair wages for his own labour, or in some cases yield him probably 10s. to 20s. per acre beyond this; whereas in New Zealand, with the climate much more pleasant to work in than any of the others, the farmer, after allowing himself wages at the same rate as in the other Colonies for self, family and horses—*viz.* manual and horse labour—would have from £4 to £4. 15s. per acre net returns, instead of 10s. to 20s., as in the others. Then, after the land is cropped and sown out in English grass, the yield in feed for sheep is four to five times (*viz.*, equal to 20s. per acre of yearly wool return) what it was previous to being broken up and laid down in English grass, instead of (in Australia at least) yielding less returns in pasturage than it did in its natural state.

"You will thus easily see how much better it will be for a man to pay £10 per acre—aye, even £20 per acre—for good land in New Zealand than £1 to £2 per acre for fair land in Australia. The cultivation of 20 acres of good land in Australia (I mean the labour, and ploughing, sowing, harrowing, and reaping, thrashing, carting to port, &c.) cannot be put down with safety at under close upon £3 per acre, basing my estimate upon the current rate of manual and horse labour in the several Colonies. The returns from the wheat crop in these Colonies will not yield 5s. per acre over this sum one year with another, whereas the returns from New Zealand will yield £4 in excess of this. As before stated, I am taking the wheat all round at 5s. per bushel at the shipping

port in the several Colonies in this statement. From the foregoing it will be seen that the net returns from wheat to the landowner, after paying £3 per acre for the manual and horse labour, is fifteen times more in New Zealand than Australia and for the United States; and for years after the land has been cropped in Australia it will yield next to nothing, until the natural grass again springs up and gets a sole, when two or three acres must go for each sheep : whereas in New Zealand one acre of good English grass will keep four or five merino sheep, and for three cross breeds, over the year. I daresay, when you have all the foregoing weighed over and thought out, you will conclude with me that at no distant date good agricultural land will be selling at £10 to £15 per acre in New Zealand, according to quality and locality, and A 1 agricultural land at from £20 to £25 per acre.

"In the returns on profit of one acre in New Zealand of wheat against 15 to 20 acres, as the case may be, in Australia or America—viz., the net returns after payment or allowance for labour, seed, &c.—I omitted one very important item of outlay, viz., the fencing of one acre, say in New Zealand, as against from 15 to 20 acres, and the maintaining of said fences. I doubt not you will concur with me in the rapid and permanent increase in value that must necessarily take place on agricultural land in New Zealand, when once the facts as already stated are known and generally recognized."

Average Yield per Acre of Yield of COUNTRIES. Year. Acres under crops and grass. Wheat. Barley and Bere. Oats. Maize. Potatoes Rye. Beans and Peas. Buck--wheat. Cotton. Sugar. Vineyards Bare Fallow. Grass for Hay. Permanent artificial Grass. Tobacco Bushels Bushels Bushels Bushels Tons. Bushels Bushels. Acres. Acres. Acres. Acres. Acres. Acres. Acres. Acres. Acres. Acres. Great Britain..... 1875-6 31,544,081 275 — — — — — — — — — — 651,212 18,050,217 — Ireland..... " 15,721,051 — — — — — — — — — — 11,652 12,368,713 — New South Wales. " 451,138 14.7 20.5 13.7 20.0 30 — — — 6,454 4,459 — 77,125 — — Victoria..... " 1,126,831 15.5 22.2 21.9 15.8 3.4 19,356 450,918 — — — 5,081 97,133 155,274 293,178 783 South Australia..... " 1,444,586 12.0 14.1 16.7 — 4.5 — — — — 4,972 — 161,429 — — Western Australia " 47,571 12.0 16.80 16.0 15.0 3.0 — — — — — 675 — 17,319 — — Tasmania..... " 332,824 16.4 27.8 25.4 — 3.5 881 136,169 — — — — 20,517 34,758 102,023 4 Queensland..... " 77,347 — — — — — — — — — — — 1,674 13,459 376 — 8,531 — — New Zealand..... " 2,377,102 31.5 35.9 38.0 — 4.9 — — — — — 146,414 80,420 1,770,264 — Bushels Natal..... 1875 191,807 10.8 13.2 — 12.1 64.4 — 3,176 11 1 8,637 — — — — — 197 Cape..... 580,804 89 15.4 — 8.5 41.2 214,260 60,636 — — — 18,177 — — — 2,631 Canada: Ontario..... 1871 17,355.818 10.4 — — 98.1 Quebec..... " 8.5 — — — 141.0 1,064,353 10,126,36 ½ — — — — — — — — — New Brunswick " 10.8 — — — 137.6 Nova Scotia..... " 11.8 — — 105.7 avg. p.acr. avg. p. acr. In 1871 Russia..... 1872 55 8.0 16.6 — 117.0 82 — 11,307,660 — — — — 143,511,940 98,800 Sweden..... 1874 11,518,108 — — — — 123.7 — — — — 1,006,804 6,7 03,253 — Greece..... 1867 1,338,656 13.2 18.8 19.0 17.4 — 19.0 — 22,953 — — 193,135 — 4,535,525 6,420 Denmark..... 1871 5,880,654 — — — — — — — 45,180 — — — 538,354 2,740,810 — Norway..... 1170 2,840,500 22.1 30.3 35.7 — — 25.9 20.5 — — — — — Ravaria..... 1863 11,367,310 16.3 20.1 22.5 21.9 103.4 16.3 15.3 4,456 — — 51,653 1,105,080 4,346,353 13,433 Wurtemberg 1875 3,099,3 68 18.1 21.2 29.3 26.0 74.1 18.7 15.6 59 — — 58,579 207,989 912,379 706 Holland 1874 4,992,648 28.4 41.9 44.4 — 172.8 20.9 21.8 162,778 — — — 50,487 2,951,404 4,342 Belgium..... 1866 4,857,700 20.3 34.9 41.2 — — 21.6 23.2 52,914 — — 716 133,111 1,231,465 4,182 France..... 1873 — 13.4 18.7 23.8 16.1 113.9 12.1 15.3 1,673,736 — — 6,379,309 — 7,632,211 36,699 Portugal 1865 — 8.9 11.1 18.6 20.1 — 6.7 — — — 467,840 741,300 — — Austria (Proper) 1875 — 12.5 13.5 16.2 21.6 109.4 13.2 — 311,949 — — 391,935 — 20,198,086 8,181 Hungary 1872 26,924,425 8.6 13.6 16.5 13.5 38.1 8.3 8.4 57,084 — — 998,558 — 10,218,479 113,157 Egypt 1871 4,795,317 15.4 20.2 — 18.3 — — 14.2 — 700,788 36,923 — — — 8,339 United States 1871 — 12.3 20.6 22.0 20.7 80.9 13.4 — 432,590 — — — — 21,709,762 281,662

Extracts from Newspapers Published in Dunedin, and from Reports of Land Agents as to Sales of Land in Otago and Southland, and the Adjoining Province of Canterbury, During the Year 1878.

Otago and Southland.

Spring Garden farm, Taieri,

Consisting of 105 acres good agricultural land on the Taieri Plains, with usual farm buildings and improvements, was to have been sold by auction, but was disposed of privately on the day of sale for £2,000, or nearly £20 per acre. This farm again changed hands within one month of sale at a rise of £5 per acre; *i.e.*, at £25 per acre, and it is reported that £30 per acre has since been refused by present owners, who consider that money

can be made out of it by farming even at £35 per acre.

Meadow Bank.

157 acres of entirely unimproved land, not even having been ploughed, situated on the Taieri, and consisting of swamp land, was knocked down at auction, after a very spirited bidding, for £20 per acre.

Titipua Valley Estate.

This property, consisting of 5,000 acres, 117 mile from Dunedin, and some six or seven miles from a railway, was lately cut up into farms of from 100 to 400 acres, and although this land was rejected some years ago by the A. & N. Z. Land Company as worthless, and being unfenced and without improvements of any description, yet sold at auction to bonâ fide settlers and farmers up to £5 per acre. So great is the demand for land in this district that the property known as Benmore, 800 acres, an unimproved estate adjoining the above, was sold at the same time for £4 per acre, although not even fenced, and some of the country being so steep and broken that it is impossible to plough it.

Creighton Park, Waipahie District.

Consists of 2,300 acres fenced, but unimproved land, some 10 miles from Gore, and 60 miles from Dunedin, sold privately at £5. 10s. per acre to a gentleman, who purposes dividing and reselling in small farms.

Linton Hill Farm, Near Blueskin.

150 acres fair agricultural land within five miles of Blueskin Railway Station, and the main north road. Property improved by ploughing, general cultivation, fences and usual farm buildings, was sold at auction on the 20th October, 1877, for £20 per acre.

Lansdowne Estate, Molyneux.

This property consists of 2,000 acres unimproved land, situate on the banks of the river Clutha, ten miles from a railway, and 60 miles from Dunedin, was sold at auction for £11 per acre.

Cringletie Farm, Milton.

Consisting of 210 acres, some six miles from Tokomairiro Railway Station, and 40 miles from Dunedin brought at auction £15 per acre, the property was fenced and carried the usual improvements in fences and farm buildings.

Popplewell Farm, Tokomairiro.

Of 150 acres fair agricultural land, fenced and under cultivation, situated five miles from Milton Railway Station, and 40 miles from Dunedin, sold for £14 per acre.

Comer Bush Estate, Waikonaite.

500 acres unimproved land, portions being partly drained swamp, sold at auction from £7 to £11 per acre, averaging £8. 18s. per acre, 24 miles from Dunedin and one mile from main road. The country generally hilly and broken, while the flats consist of undrained swamps.

Bank Head Farm, East Taieri.

100 acres of first class agricultural land well improved, by draining, ploughing, fencing and buildings, mostly with flats, sold for £28 per acre.

Warepa Estate, Waimera District.

66 miles from Dunedin, and fifteen miles from Clutha Railway Station, consisting of 2,000 acres broken cold country, without improvements of any description, sold at auction from £4. 10s. to £8. 10s. per acre, and averaging £5. 16s.

Horsehoe Bush Estate.

On the sea coast about 35 miles from Dunedin, consisting of 2,000 acres ridgy country, of which about 400 acres have been ploughed and improved, was sold privately for agricultural and cattle breeding purposes for £20,000.

As an example of the rapid rise in value of properties of the above description, Terrace Ranges was sold at 50s. per acre, and re-sold within a month for 60s.; Coombe Hay brought £20,000, and was re-sold within two or three months for £23,750. Waihola, a property of 3,500 acres, high land, sold at £3 per acre, and present owner has since refused £3. 10s.

MACLEAN BROTHERS report 15th January, 1878:—

"This afternoon we submitted to auction the Brooklands Estate, Pleasant Valley. There was a large attendance of buyers; the competition was brisk throughout, and with the exception of one lot of 49 acres 2 roods and 30 poles, all the sections offered were sold at prices ranging from £18 to £44 per acre, making a total of £11,876. 13s. 10d., or an average of £24 per acre."

Government Land Sale at Lawrence.

(From Our Own Correspondent.)

LAWRENCE,

May 1st, 1878.

At the Crown Lands sale to-day, in the Court-house, the building was crowded in every part. The sale commenced at 1.30 p.m. with the deferred-payment land. The conditions of sale, which was read by Mr. R. B. Martin, the Government auctioneer, were evidently prepared and drawn up in accordance with the provisions of the Land Act, 1877. The sale commenced in the order advertised.

Section 11, block I., Glenkenich district, containing 200 acres for which there were seven applicants, was bought by Mr. James Scott, Tapanui, at £5 per acre, the upset price being £3 per acre.

Section 19, block IX., same district, fell to James Barr Gore, at £5, the upset being the same.

For section 14, block VI., Chatton District, there were five applicants. James Small was the purchaser at £5. 17s. 6d.

Section 3; block XII., Crookston, 200 acres, for which there were twelve applicants, seemed to be the attraction of the deferred-payment sections, having been keenly competed for, and was purchased by Mr. William Hayes, Lawrence, as agent for Robert Dunback, shepherd, at £9. 7s. Gd., per acre per annum. This section was sold subject to a road line being reserved through.

Land Sale at Palmerston.

PALMERSTON,

May 17th, 1878.

The Crown land sale held here yesterday by Mr. R. B. Martin, Government Auctioneer, at the court-house, was attended by every class of buyers, all anxious to secure land, either town or rural. The court-house was crowded. The sale commenced punctually at 2 o'clock, beginning with the deferred payment land, section 4, block VII., Maheno district. There were 18 applicants, 200 acres, the upset price being £3 per acre, fell to F. W. Reichelt at £17 per acre; section 5, same block, 200 acres, to Thomas Dent at £10. 2s. 6d., for which there were 17 applicants; section 6, 11 applicants, fell to George Dent at £8. 2s. 6d.; section 7, four applicants, was bought by Hugh Fraser at £6. 2s. 6d., area 200 acres; section 12, same block, 200 acres, David Walsh at £9.12s.6d.; section 13, four applicants, bought by Wm. Heffernan; section 11, supposed to be specially good, 14 applicants, fell to Frank D. Bell at £15. 12s. 6d. For this section Miss Mary Hoad competed spiritedly. Section 1J, block VIII., Waihemo, came next. There were only two applicants, and it fell to Wm. Sanderson, at £4. 5s. Section 13, same block, nine applications, David Muir, £9. 2s. 6d.; section 14, seven applicants, Thomas Brown, £6. 2s. 6d.; section 15 was unopposed, and bought by Wm. H. Bayly. Land in Highlilay district followed next. Section 11, block III, eight applicants, was bought by Robert Matheson at £9. The rural land in Waihemo and Highlilay districts followed the deferred-payment land. Section 1, block VIII., Waihemo, land of special value at 40s. was passed in, there being no offer. Section 2, block VIII., Waihemo, Sir Francis Dillon Bell, at upset price, 20s. per acre; section 3, same block, passed; section 4, 305 acres, bought by Wm. Hepburn at 34s., upset 20s. per acre; section 5, Sir F. D. Bell, upset 20s.; section 6, same buyer, at upset 20s.; section 7, same buyer, at upset 20s.; section 8, same buyer, at 35s., upset 20s.; section 9, Wm. Hepburn, at 23s. per acre. Land in the Highlilay district came next. Section 2, block III., 273 acres, was sold at the upset 20s. to John Muir; section 4, 291 acres, to Peter M'Leod at £4.3s., upset 23s. There was keen competition for this. Section 9, John Muir, at upset 20s.;

section 12, 207 acres, Connell and Moodie as agents, at £1. 15s., upset 20s.; section 13, 270 acres, Sir F. D. Bell, £2. 1s., upset 20s. The township sections followed next in order as advertised. Naseby township had been withdrawn, and for the Blair Taieri, Hamilton, and Herbert townships there were no offers. In Macraes three sections sold at £7. 10s. each. In Hyde township, after brisk competition, section 8, block III., was bought by P. A. Connelly, at £18. 15s., upset £7. 10s.; sections 38 and 39, same buyer, at £7. 10s. each. In Hampden, sections 19, 20, 21, 22, block III., were bought by A. T. Gillies, at £7. 10s. each section. In this case Volunteer scrip was exercised to the extent of £30. In Waikouaiti, section 7, block X., was bought by Thos. Pratt, at £7. 10s. For sections 8, 9, 10, 11, scrip was exercised by Peter Duncan to the extent of £30. It would seem as though Volunteers began to understand how to use their scrip. At this stage of the sale, considerable interest was shown as to the sale of the Moerski Coal-mining lease. The conditions of sale, which were exceedingly lengthy, having been read, the first premium bid was £5., and the bids gradually worked up, until the lease fell to Mr. George Elliott for the sum of £570, also subject to a yearly rental of £30 per annum, with a royalty of 6d. per ton for all coal raised. I observed five or six keen competitors for this lease. I understand that the total sale of land, including deferred payment, will amount to nearly £35,000. Since the sale, I find the general desire is to open up more land in this district. Judging from the number of disappointed applicants, no doubt a large block would be readily absorbed.

Government Land Sale.

At the Government land sale, held yesterday, 31st October, 1878, in Dunedin, the following sales were made :—

OAMARU DISTRICT.

Section 2 of 80, block XI, containing 28a. 2r. 24p., upset price £1 per acre, was sold to Peter Miller, Oamaru, at £12. 10s. per acre.

WAIKOUAITI DISTRICT.

Upset price in every case, £3 per acre.

Block III., section 66, 15a. 3r. 30p., S. H. Trevenna, Dunedin, at upset price; section 67, 11a. 3r. 17p., W. Goldie, Port Chalmers (on Volunteer scrip), £6 per acre; section 92, 13a. 1r. 17p., G. W. Elliott, £10 per acre; section 93, 8a. 2r. 24p., A. Morton, Green Island, £9 per acre; section 94, 11a. 3r. 25p., D. Proudfoot, £8. 5s. per acre; section 95, 9a. 2r. 14p., D. Proudfoot, £8. 5s. per acre; section 45, 11a. 3r. 11p., A. W. Maurais, Port Chalmers, £6. 5s. per acre; section 48, 13a. 3r. 16p., L. M'Donald, Waikouaiti, £6 per acre; section 49a, 11a. 3r. 15p., John Reid, Dunedin, £8. 15s. per acre; section 50, 11a. 0r. 12p., G. W. Elliott, £8 per acre; section 51, 9a. 2r. 35p., John Eeid, £6. 5s. per acre; section 52, 13a. 1r. 31p., W. Downie Stewart, £4. 5s. per acre; section 53, 11a. 0r. 39p., M. Hughes, North East Valley, £5. 5s. per acre; section 54, 10a. 38p., T. Morris, Oamaru (on Volunteer scrip), £6. 10s. per acre; section 55, 10a. 2r. 10p., Thomas Morris, £4. 15s. per acre; section 56, 12a. 0r. 7p., S. Moore £5. 5s. per acre; section 57, 9a. 2r. 27p., Peter Kane Merton, £6. 10s. per acre; section 58, 11a. 2r. 20p., TV. White, Seacliff, £9 per acre; section 59, 11a. 2r. 7p., W. White, £7 per acre; section 60, 13a. 1r. 0p., W. White, £5. 5s per acre.

DUNEDIN AND EAST TAIERI DISTRICT.

Upset price, £2 per acre.

Block VIII., section 61, 9a. 3r. 35p., R. Ewin, Dunedin, £7. 10s. per acre; section 62, 4a. 3r. 10p., R. Ewing, £7 per acre; section 63, 2a. 1r. 13p., Edward L. and Jessie Peterson, £13 per acre; section 64, 8a. 3r. 32p., Edward L. and Jessie Peterson, £16. 10s. per acre; section 65, 2a. 3r. 15p., E. L. and J. Peterson, £25 per acre. (There was keen competition in the three foregoing cases.) 66, 4a. 2r. 3p., Josiah Griffin (on immigrant's scrip), £4. 5s. per acre; 67, 2a. 3r. 32p., R. Ewing, upset; 68, 4a. 2r. 15p., J. Jones, Dunedin, £4. 5s. per acre; 69, 7a. 1r., J. Jones, £4. 10s. per acre; 70, 6a. 3r. 18p., William Orr, Saddle Hill, £4. 5s. per acre; 71, 6a. 2r. 34p., James Burt, Green Island, £5 per acre; 73, 5a. 0r. 16p., R. Ewing, £5. 15s per acre.

EDUCATION RESERVES.

The old School site near Outram, West Taieri, containing 8a. 3r. 5p., was, after a warm competition, purchased by D. M. Spedding, Dunedin, at £60 per acre.

Leases for 14 years, the upset being 2s. 6d. per acre per year, were disposed of as follows :—

Otakia.—Section 1 of 26, block I., 40 acres, J. V. Davey, upset; 2 of 28, block V., 15 acres, Mee Bros., upset.

North Harbour and Blueskin.—Part of 2 of 23, block IV., 29 acres, C. Robertson, 7s. per acre per annum; 2 of 7, block 6, 16 acres, Adam White, upset; 82, block VI., 10 ½ acres, J. Archibald, upset; 2 of 93, block VI., 19

acres, D. Proudfoot, upset; 2 of 89, block VI., 10 acres, R. Bauchop, upset.

From "Otago Times" November 7th, 1878.

MR. R. B. MARTIN, Government auctioneer, had a busy hour or two yesterday at the Crown Lands Office, where a land sale which attracted considerable attention was held. Between 150 and 200 people were present, and the proceedings were very brisk. Competition in many cases was very keen, and the bidding was lively. For a piece of land near Outram, eight acres in extent, sold by the Education Board, no less than £60 an acre was obtained. The total proceeds of the Crown Lands Sale were about £2600. The particulars appear elsewhere.

Government Land Sale at Gore

(Adjoining the Company's Estate).

(From Our Own Correspondent.)

GORE,

November 6th, 1878.

There was an attendance of about 300 present at the Government land sale here to-day. A good number of speculators from Dunedin were present, and some from Invercargill. The sale was held in Green's Assembly Rooms by Mr. R. B. Martin, Government auctioneer. The land was put up in the advertised order. Town and suburban land in East Gore sold well, and some sections in Waipahi brought good prices. Only one section sold in Kuriwao. Town sections in Wyndham excited considerable competition. The only three deferred payment sections brought high prices, after good competition. The following is the result of the sale :—

CHATTON DISTRICT.

Deferred payment.—Upset price, £3 per acre.

Section .16, block XL, 200 a. 2 r. 24 p. Five applicants were present, but the bidding was confined to two. The land fell to John Watt, at £6 an acre.

Section 18, block X., 299a. 22r. 38p. Four applicants present. A. Mellick bought at £5. 8s. 9d. per acre.

Section 1, block XII., eight applicants appeared, and there was strong competition. This fell to Mary Ann Styles, amidst applause, at £11. 12s. 6d. per acre. This was all the deferred payment land.

TOWN OF EAST GORE

(Adjoining the Company's Estate).

Town sections, quarter acre.—Upset, £7. 10s.

In Block V., sections 6 and 7 fell to George Wilson, at the upset.

Block VI.—Sections 2 and 3 passed; section 8, George Wilson, £17. 15s., quarter acre; section 9, Thomas Henderson, £9. 5s., quarter acre.

Block VII.—Section 1, George Wilson, £26. 10s.

SUBURBAN

(Adjoining the Company's Estate).

Block II.—Upset price £20 per acre; section 1 passed; section 2, 1r. 35p., John Lewis, at the upset.

Block VII.—Upset £10 per acre; section 14, 3a. 2r. 22p., J. Marshall, £17 per acre.

Block XX.—Upset £10 per acre; section 1, 6a. 3r. 22p., William McLeod. upset; section 2, 5 acres, William McLeod, upset; section 3, 5 acres, William McLeod, £16. 15s. per acre.

Block XX.—Upset, £15 per acre; section 4, 3a. 3r. 36p., Peter Traill, £16. 5s. per acre; section 5, 5 acres, Alexander M'Nab, upset; section 6, 5 acres, Alexander M'Nab, upset.

Block XII.—Upset price, £15 per acre; section 6, 3a. 3r. 19p., John Strauchan, £56. 15s. per acre; section 7, 3a. 3r. 18p., Alex. Brown, £16. 10s. per acre.

Block XXII.—Upset price, £20 per acre; section 3, 2a, 2r. 7p., Michael Dillon, at the upset; section 4, 3a. 0r. 4p., Robert Robson, £24. 10s. per acre; section 5, 3a. 0r. 4p., Robert Robson, upset; section 6, 3a. 0r. 4p., Thomas Moodie, upset; section 11, 1a. 1r. 17p., J. Marshall, upset.

Block XXIII.—Upset price, £15 per acre; section 13, 5 acres, J. Strauchan, upset; section 14, 5 acres, Lawrence Cody, £26 per acre; sections 15 and 16, 5 acres each, John Strauchan, upset.

Block XXIV.—Upset price, £10 per acre; section 3, 8a. 3r. 6p., John Lamond, upset; section 12, 5a. 0r. 15p., A. Brown, upset; section 15, 3a. 3r. 7p., Daniel Ryan, £18 per acre.

Black XXV.—Upset price, £15 per acre; section 1, 5a. 2r. 11p., Alex. Mair, upset; section 2, 5a. 2r. 11p., Alex. Brown, upset; section 27, 4a. 1r. 20p., Alex. Mair, £21 per acre.

Block XXVI.—Upset £10 per acre; section 1, 4a. 2r. 32p., John Cameron, upset; section 3, 4a. 2r., Thomas Moodie, £11. 10s. per acre.

TOWN OF KURIWAO.

Town sections.—Upset, £7. 10s. quarter acre.

Block I.—Section 1, R. Bree, upset.

TOWN OF WAIPAHI, QUARTER ACRES,

(Adjacent to Company's Property).

Town sections, quarter acres.—Upset, £7. 10s. Block I., sections 1 and 2, Christina Cameron, upset.

Block II.—Section 11, James Kirker, upset; section 14, Mary Ann Holmes, £8.

Block III.—Section 12, M. R. Bree, upset.

Block VIII.—Sections 10 and 12, Frederick Lichner, upset.

Block IX.—Section 6, William Matthew's, £9. 5s.; section 8, William Goldie, £5 10s.; section 21, William Goldie, £46; section 14, William Mathews, £13. 10s.; section 15, George Wilson, £13. 10s.; section 16, George Wilson, £17.

Block XII.—Section 18, Thomas Green, £9. 10s.; section 21, Donald Kelly, £8; section 22, M. R. Bree, £9.

Block XIII.—Section 10, James Green, £10; section 11, Thomson and Beattie, upset; section 12, Donald Kelly, upset.

TOWN OF WYNDHAM, QUARTER ACRES,

(Within 15 Miles of the Company's Estate on the banks of the same River,)

Town sections, quarter acres.—Block II., section 20, upset, £8, Donald Kelly, £9. 10s.

Block III.—Upset, £8; section 19, Donald Kelly, £10. 10s.; section 20, Donald Kelly, £8.

Block VII.—Upset, £8; section 1, M. R. Bree, £10. 10s.; section 2, Rev. J. Henry, £8; section 35, Rev. James Henry, £8; section 36, Rev. J. Henry, £11.

Block VIII.—Upset, £8; section 1, Donald Kelly, £29; section 2, Robert M'Kay, £19; section 3, Robert M'Kay, £16. 16s.; section 4, Mathew Monaghan, £14. 10s.; section 5, O. Elliott, £14; section 6, Thomas Hoodie, £14. 10s.; section 7, Thomas Moodie, £16. 10s.; section 8, Thomas Hoodie, £16. 10s.; section 9, Thomas Green, £15. 10s.; section 10, Thomas Golder, £15; section 11, Duncan Davidson, £13. 10s.; section 12, John Russell, £11; section 13, John Gall, £13; section 14, John Gall, £12. 10s.; section 15, R. A. Elliott, £12. 10s.; section 16, R. A. Elliott, £12. 10s.; section 17, John Russell, £9.

Block VIII.—Upset, £7. 10s. Section 18, Thomas Golder, upset; section 19, Thomas Golder, upset; section 20, passed; section 21, John Gall, upset; section 22, John Gall, £8. 10s.; section 23, Donald Cameron, upset; section 24 passed; section 25, Thomas Golder, upset; section 26, Thomas Green, upset; section 30, R. A. Elliot, upset; section 31, Matthew Monaghan, upset; section 32, Robert M'Kay, upset; section 33, Robert M'Kay, upset; section 34, Thomas Green, £12.

Block XI—Upset, £7. 10s.; section 12, Thomas Green, £13. 10s.; section 13, Donald Kelley, £14. 10s.; section 14, Mr. Winter, £10. 10s.; section 15, John Templeton, £11; sections 16 and 17, passed; section 18, Winter, £11; section 19, John Templeton, £20; section 20, James Milne, £13. 10s.; section 24, Alfred Parker, £9; section 22, M. Monaghan, £8. 10s.

Block XIII.—Upset, £10. Section 10, R. A. Elliott, £10. 10s.; section 18, Hugh Carswell, upset.

Block XIV.—Upset, £10. Section 11, Thompson and Beattie, £11. 12s.; section 12, R. A. Elliott, £10; section 24, R. A. Elliott, upset; section 25, Thompson and Beattie, upset; section 26, John Templeton, upset.

Suburban.—Block VI.—Upset, £5 per acre. Section 4, 4a. 2r. 38p., John Gall, £15. 10s. per acre; section 5, 4a. 2r. 38p., John Gall, £14. 10s. per acre; section 6, 4a. 2r. 38p., John Gall, £12 per acre; section 8, 4a. 2r. 38p., Thomas Golden, upset; section 9, 5a. 3r. 20p., Thomas Golden, upset; section 10, 3a. 2r. 29p., Thomas Golden, upset; section 11, 2a. 1r. 15p., Thomas Golden, £7 per acre; section 13, 5a., W. S. Trotter, £12 per acre; section 14, 5a., W. S. Trotter, £13 per acre; section 15, 5a. 3r. 8p., W. S. Trotter, £18. 10s. per acre; section 36, 4a. 1r. 21p., R. A. Elliott, £6. 10s. per acre; section 37, 3a., James Walker, £6. 10s. per acre; section 38, 3a. 2r. 17p., James Walker, £10 per acre; section 39, 3a. 2r. 26p., James Walker, £6 per acre; section 40, 4a. 0r. 20p., James Walker, £10. 10s. per acre; section 45, 5a. 0r. 39p., James Milne, £8. 10s. per acre; section 46, 4a. 0r. 2p., James Milne, £12 per acre; section 47, 3a. 1r., James Milne, £8. 10s. per acre; section 48, 4a. 0r. 3p., James Milne, £7. 10s. per acre; section 49, 4a. 2r. 20p., James Milne, £7 per acre; section 50, 3a. 3r. 10p., James Milne, £8. 10s. per acre; section 57, 3a. 2r. 12p., William Goldie, £29 per acre; section 58, 4a. 0r. 2p., W. S. Trotter, £18 per acre; section 59, 5a., W. S. Trotter, £18 per acre.

Quarter acre, section 20—block VIII.—town of Wyndham, was sold to Mr. R. Bree, at £10; sections 16 and 17, block XI., to Hugh Carswell, at the upset.

TOWN OF WAIKAWA, QUARTER ACRES,

(Within 10 Miles of the Company's Estate).

Block I.—Quarter acre, upset £7. 10s. Sections 1, 2, 3, 4, 6, 7 and 8, fell to the Rev. J. Henry, at the upset; section 9, Rev. James Henry, £10. 10s.; section 13, Rev. J. Henry, upset; section 14, Rev. J. Henry, £8. 10s.; sections 15, 16, 17, 18, 19, all to the Rev. J. Henry, at the upset; section 21, Hugh Carswell, £11. 10s.; section 22, Hugh Carswell, £10; section 23, Hugh Carswell, upset; sections 24, 25 and 26, John Russell, at upset; section 27 and 28, John Russell, £8. 10s. each; section 32, John Templeton, upset; section 34, John Templeton, £8. 10s.; section 35, John Russell, upset; section 36, John Templeton, £10. 10s.; section 37, R. A. Elliott, £10. 10s.; section 38, John Cameron, £9; section 39, Hugh Carswell, £10. 10s.; section 40, Hugh Carswell, upset; section 41, Hugh Carswell, £12. 10s.

TOWN OF KELSO

(Adjacent to Company's Property).

Block I.—Upset, £30 per acre. Section 3, 1r. 33p., John Howett, £49 per acre; section 3, 1r. 20p., George Wilson, £46 per acre; section 4, 2r. 29p., Thompson and Beattie, upset; section 5, 1 rood, James Logan, £50; section 6, 1 rood, James Logan, £38; section 7, 1 rood, James Logan, £38; sections 8, 9, 10 and 11, ¼-acre each, fell to John Macfarlane, at the upset; section 12, 1 rood, Thomas Mudie, £11. 10s.; section 13, 1 rood, Thomas Mudie, £8. 10s.; sections 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24 and 25, fell to Thomas Moodie, at the upset; section 26, Thomas Moodie, £10, 10s.; section 27, Thomas Moodie, upset; section 28, Thomas Moodie, £16.

Section 6, block XII., James Logan, upset.

TOWN OF WAIKAIA, QUARTER ACRES,

(Adjacent to Company's Property).

Quarter-acre sections—upset £7. 10s.

Block XXI.—Section 16, James McLean, upset; section 17, James McLean, £14.

Block XXIV.—Sections 18, 19 and 20, Edwin Dence, upset.

Block XII.—Sections 7 and 20, D. Matkeson, upset; section 21, D. Matkeson, £8. 10s.

Block VIII.—Section 17, George Wilson, £12; section 18, George Wilson, £13; section 19, Donald Matheson, £14. 10s.; section 20, Donald Matheson, £13.

Block XIII.—Section 18, George Wilson, £25. 10s.; section 19, George Wilson, £20. 10s.

Block XVII.—Sections 8, 9, 10 and 11, went to Donald Matkeson, at £8. 10s. each; section 13, Donald Matheson, upset.

Block XIX.—Section 15, John Russell, upset.

WAIKAIA DISTRICT.

Rural land.

Block IV.—Section 17, 1a. 0r. 32p.; application for mill site—upset, £10 per acre. John Russell, upset.

Wyndham.—Upset, £2. Section 53, block IX., 128a. 3r. 34p., Gillies, Street, and Hislop, £6. 5s. per acre.

Glenkenich.—Section 19, block XIV., 6a. 2r. 33p., upset £6; Thomas Moodie, £7. 10s. per acre.

This concluded the sale, which had proceeded vigorously from noon until half-past 7 without an interval. It was excellently conducted by the Government auctioneer, without a dispute of any description.

Canterbury Province.

Sale of the Sherwood Estate.

The Sherwood Estate, near the Makikihi Railway Station, in the Waimate County, was submitted at auction on May 10, by Mr. R. Turnbull. The property is a magnificent one in every respect, consisting of low rolling downs, with well-watered valleys between. The soil could not be surpassed for grain-growing purposes, and the few wheat crops already grown on it have been exceptionally heavy. It comprises 6,500 acres, which were divided into farms in size from 54 to 327 acres.

The sale was held in Messrs. Miles, Archer and Co.'s new buildings, in Strathallan Street, in a room 80 ft. by 40 ft. This, during the middle of the day, was almost crammed with people, the greater portion of whom were intending buyers. Amongst them we noticed persons from all parts of South Canterbury, as well as from

the north of the provincial district and from Otago. The bidding, all through, was more animated than any we have seen before, and the excitement over some of the best sections was most intense. Offers advanced rapidly, and a perfect mania seems to have taken possession of many buyers. Nor did the auctioneer fail to take advantage of the land-fever, the symptoms of which were so plainly visible on every face. On the contrary, he lost no opportunity of increasing its intensity, and the result was that exceptional, not to say more than satisfactory, prices were realised.

The following is the detailed account of the sales. Owing to the names of the different purchasers being withheld, we are unable to lay them before our readers. The total amount realised was something over £87,566 :—

From the "Morning Herald," June 4th, 1878.

Special Telegram.

(From Our Own Correspondent.)

CHRISTCHURCH, June 3rd.

A property sale of great interest took place to-day, when Messrs. J. T. Ford & Co. offered the Otaio Station, in the Waimate district, consisting of 17,300 acres, and stock thereon consisting of about 24,000 sheep. The run was offered on behalf of Messrs. Teschemaker and Le Cren. The competition was very keen. The property was finally knocked down to Mr. Thomas Teschemaker for £191,000—an average of £11 per acre.

Special Telegram.

(From Our Own Correspondent.)

CHRISTCHURCH, June 25th,

At the sale of Tancred and Allan's run (2,000 acres at Ashburton), the land fetched enormous prices. Some of it was sold at £35 per acre, and a good deal from £15 to £20.

Particulars of Properties Sold in the Timaru District, 1878.

- Island Flat, 404 acres, 20 miles from Timaru, 7 miles from Railway Station, adjoining road. Per acre, £10.
- Quinn's Farm, 741 acres, midway between St. Andrew and Makikihi Railway Stations, and Railway Sidings on property. Main road running through the farm. Per acre, £20.
- Goldie's Farm, 181 acres, 3 miles from Timaru. Per acre, £20.
- French and Sharlands, 4 miles from Point Railway Station. 500 acres at £10. 6s.
- 534 acres unimproved, 9 miles from Albury Railway Station, at £3. 5s.
- 112 acres, Kakahu district, 9 miles from Railway, laid down in grass, at £8.
- Lots 1, 2 and 3, Sherwood Estate, 677 acres, resold at £9. 10s.
- Otaio Estate, 17,500 acres freehold and 30,000 acres leasehold, with all stock, for £191,000.
- Claremont, 7 miles, and Timaru 2,239 acres at £13. (Bought in.)
- Strathcoonan, 9 miles from Albury Railway Station, 7,000 acres at £7.

TIMARU,

June 26th, 1878.

Sale of the Arowhenua Station Estate.

Messrs. H. Matson & Co., auctioneers, on May 16 sold by auction, in the Volunteer Hall, Temuka, Messrs. Ford and Newton's Arowhenua Station Estate, situate in the vicinity of Temuka. It comprises about 7,500 acres of splendid agricultural and pastoral land, and is altogether one of the best properties in South Canterbury. The attendance at the sale was very good, the bidding exceedingly spirited, and the prices realised highly satisfactory. The following are the particulars of the sale :—

A Successful Settlement in New Zealand.

The following interesting item we take from the *Wellington Monthly* price current. The township of Feilding, in the provincial district of Wellington, is an example of successful settlement of a very satisfactory character. The timber trade of the place alone is estimated at equal to £1,000 per week.—*Extract from "The Colonies and India," 31st December, 1878.*

Live Stock and Produce Sales.

By some of the principal Agents for last week during October, 1878.

MR. HENRY DRIVER (on behalf of the N. Z. L. and M. A. Company, Limited) reports for week ending 30th October :—

For to-day's market the following fat stock came forward: 239 cattle, 1,535 sheep, 364 lambs and 17 calves.

Fat Cattle.—Those penned were almost all first-class quality, but in consequence of the large number forward, and the trade having been supplied privately, we have to report a fall of fully 2s. 6d. per 100 lbs.—say best pens bullocks realised from £14 to £18; cows, £7. 10s. to £11—or, say for prime beef 40s. to 42s. 6d. per 100 lbs., medium 35s. to 40s.—and as these prices did not come up to owners' expectations, about 100 head were withdrawn. We sold 40 head on account of Messrs. Keith, Little and Wallace, at the above rates.

Fat Sheep.—About one-half of those yarded were prime quality, the remainder only medium. The supply being small, last week's rates were fully maintained—viz.: 14s. to 14s. 6d. for shorn, 17s. to 21s. with the wool—or, say 3d. per lb. for the former, and 4d. for the latter. We sold on account of Messrs. Wilson and Thomson 400 head. Mr. Thomson's being a very fine lot of shorn cross-breds, brought 16s. 6d.

Fat Lambs.—The supply was large, and the demand brisk. The whole of those penned sold at from 6s. 6d. to 12s. 6d. 100 very prime, from the farm of Mr. Wm. Shand, Taieri, brought 12s. 6d.

Calves.—The few offered sold at from 15s. to 45s. each.

Store Stock.—We have no transactions to report.

Sheepskins.—At our weekly auction on Monday we catalogued 1,400 sheepskins, which were fairly competed for, notwithstanding the unsatisfactory state of the wool market, and the absence of several buyers. Best cross bred sold up to 5s. 8d., and merinos, 4s. 6d.

Hides.—There have been no sales this week. The demand is slack. Wet-salted are saleable at 3 ½d. per lb.

Tallow.—Market quiet. Value unaltered. Good lots rough fat, 22s.

Grain.—Wheat: Very little business doing. Market stagnant. Quotations nominal; 4s. to 4s. 2d. for best milling. Oats: Feed oats are 1d. dearer. No stocks or arrivals. Sales at 4s. 1d. for feed. Some holders require 4s. 6d. before supplying the market. Barley: A small sale of inferior malting at 6s. 3d. net cash is the only transaction to report. Feeding sorts, 4s. to 4s. 6d.

Messrs. WRIGHT, STEPHENSON and Co. report for the week ending 30th October, 1878, as follows :—

Fat Cattle.—The large supply of 239 was yarded, which, being beyond the requirements of the trade, a reduction on last week's rates had to be submitted to, and a considerable number were turned out. We sold 117 head, on account of Messrs. Murray, Roberts and Co., Gladbrook Station; Messrs. Geo. Wilson, Geo. Wallace, the N. Z. and A. L. Co. (Limited), and others. Bullocks brought from £13. 2s. 6d. to £17; cows, from £10 to £13. 17s. 6d.—equal to 40s. per 100 lbs. for prime quality. Privately, we have delivered 50 head to the trade at satisfactory prices.

Fat Sheep.—1,535 were penned, consisting of cross-breds, principally in wool; all were cleared off at about equal to last week's quotations. We sold 939 on account of Messrs. Wilson, Smith, Elder, M'Aulay, and others. Crossbred ewes and wethers brought, in wool, 15s. to 16s. 3d. each; do. wethers, from 16s. for medium to 24s. for prime heavy weights. We quote mutton, in the wool, 3 ½d. to 3 ¾d. per lb.; shorn do., 2 ¾d. to 2 ¾d. per lb. We have delivered privately to the trade 630 crossbreds.

Fat lambs.—364 penned, the greater portion of which were of good quality and fairly grown. We sold 193 at from 8s. 6d. to 10s. each.

Store Cattle.—We have no sales to report since last week. We beg to call attention to our sale at the Mosgiel Yards, on Tuesday, the 5th November, when we shall offer 200 well-grown bullocks and cows, and to our sale at Palmerston, on Thursday, the 7th inst., when we shall offer about 230 head of mixed cattle, consisting of dairy cows and quiet well-bred steers and heifers.

Store Sheep.—We have to report the sale of 4,000 full-mouthed merino wethers, for delivery after shearing, at a satisfactory figure.

Country Sales.—On Friday, the 1st November, we will hold a clearing sale at Messrs. Coskery and Reid's, Trotters Creek, near Hampden, when we shall offer for positive sale, on account of dissolution of partnership, the Trotters Creek Farm, draught and light harness horses, cattle, sheep, and farming implements, &c., &c.

Horses.—Heavy draught and strong upstanding light harness horses continue in good inquiry, but the supplies are very limited. We quote first-class draughts, at from £65 to £75; medium, £45 to £60; light, £30 to £40; first-class saddle and light harness horses, £25 to £35; medium, £12 to 20; light and inferior, £5 to £10.

Sheepskins.—We did not offer any this week, but shall hold our next sale as usual on Monday first.

Hides.—The market continues very depressed. We have sold 136 at equal to 3 ½d. per lb., which may be taken as present market value.

Tallow is in good demand, but none offering. We quote prime mutton at £28 to £30; medium, £24 to £27; rough fat, £22. 10s.

Grain.—Wheat. The inquiry for this product is almost *nil*. We quote really prime samples at 4s. 2d. per bushel; good, 4s.; ordinary, 3s. 9d.; fowls' feed, 3s. 3d. Oats are much sought after, but very few offering. We quote first-class samples of feed and milling at 4s. 2d.; ordinary, 4s. to 4s. 1d. Barley is in good request at up to 6s. 6d. for really prime samples, and 6s. for ordinary ditto.

MACLEAN BROTHERS report for week ending 30th October as follows:—

Fat Cattle.—The largest supply we have had for at least two months came forward for this day's market, 239 head being yarded, all good to prime quality. Notwithstanding the short supplies lately to hand, this number proved largely in excess of the requirements of the trade; and as sellers, in some cases, did not feel disposed to quit at prices offered; about 90 head were turned out unsold. Best bullocks brought from £14 to £16. 10s.; do. cows, £11 to £13—or equal to 40s. per 1000 lbs., quite 5s. per 100 lbs. under last week's rates.

Fat Calves.—Only 17 penned, 14 of which we sold at from 9s. to 54s. each, according to size and quality.

Fat Sheep.—About 1500 came forward, and, although only a small number, competition was only moderately active, and prices a shade easier than last week. Best cross-breds brought from 18s. to 19s. 3d.; do. do. shorn, 16s. to 16s. 6d.

Fat Lambs.—364 were penned, and sold at from 8s. 6d. to 11s., at which figure we sold 100.

Store Cattle.—During the past week there has been a brisk demand for store cattle, and a considerable number has changed hands at satisfactory prices. On Friday, 25th inst., at Outram, we sold by auction 250 head on account of Messrs. Petrie, Wright, Draper, Waldie, and others.

Store Sheep.—Transactions during the week have been quite unimportant, as only exceptional lots are now in the market. At Balclutha, on the 24th instant, we sold 750 crossbred hoggets at 13s. 6d. each. We anticipate a good demand for young sheep after shearing.

Country Sales.—On Friday, November 8th, we shall offer at the pound yards, Outram, on account of Messrs. James Henderson and others, 150 head good store cattle.

Sheepskins.—We had but a small catalogue for our sale on Monday last, and, although there was moderate competition, prices were barely up to last week's level. We quote green cross-breds at 4s. 10d. to 5s. 4d.; do. merinos, 4s. to 4s. 3d. Dry skins: six bales sold at 6 ¼d. per lb.

Hides.—The demand continues very dull, and prices cannot be quoted at over 3 ½d. per lb. None offered at auction, and only some small lots sold privately.

Grain.—Wheat meets with but little inquiry, and sales of all descriptions are difficult to effect. Quotations are without material change. Oats are in excellent demand, and good feed may be quoted at 4s. 1d.; ordinary do., 3s. 11d. to 4s. Prime milling up to 4s. 3d. The arrivals during the past week have been quite inconsiderable. Barley is quite out of the market, and brewers seem prepared to give extreme prices for really good malting to meet immediate requirements.

R. W. CAPSTICK reports having sold on Tuesday, the 29th October, at his yards, Milton, on account of Mr. W. A. Mosely, the following lots:—34 half-bred hoggets, at 12s.; 90 Leicester ewes, at 13s. 6d.; 5 do. at 24s. 9d.; 8 do. at 25s.; 8 do. at 25s.; 85 do. at 17s.; 51 do. at 16s. 1d.; 50 do. at 16s. 1d.; 42 do. at 16s. 3d.; 25 do. at 16s. 1d.; 1 Leicester ram, £2. 13s.; 10 do. at 25s. There was a very good attendance, but the bidding was not at all spirited, and the flock, looking very poor after standing in the water on the Inch Clutha, did not realise the prices expected.

Australia And New Zealand.

From the "*Scotsman*," Sept. 4th, 1878.

It is always interesting, though it may not always be profitable, for a parent to look into the books and balance-sheets of the sons that he has started in business. If they are doing well, he must have pleasure; if they seem a little doubtful, he must have anxiety; if things are all against them, he cannot be comfortable. What is true of father and sons is true of the mother country and the colonies. At home we desire to know how they are getting on, and whether they promise to be as successful as the mother country has been. Every now and then one or other of these colonies gives an account of itself. Some colonist, desirous to further the interests of his new home, will tell us a flattering tale of its prospects, and he is gladly listened to. Still, it is well to look into the matter a little for ourselves—to confirm, if possible, his statements by undoubted facts, and to satisfy ourselves that all is well. From the Australian group of colonies many promising accounts have come, and recently New Zealand gave a particularly favourable account of herself. It may be well to see, from authentic

sources, whether this account is borne out; and in order to do so a comparison may be made between New Zealand and the other Australian colonies.

The total area of all the Australian colonies is 3,173,310 square miles, while that of the United Kingdom is only 120,830 square miles; so that they are more than 26 times as big as we are. No doubt a good deal of the area is not likely to be productive at any time; but it may be doubted whether, comparatively, there is as much of their surface in that condition as there is of the surface of the United Kingdom. How much elbow-room they have may be seen by the fact that, while upon our 120,830 square miles we have a population of not less than 33,000,000, upon their 3,173,310 square miles they had only a population of 2,401,715 in 1876. That is to say, they had not one inhabitant per square mile, while we had more than 273. Plainly, then, they have plenty of room to grow; and they are growing rapidly. Their population, which, as just stated, was 2,401,715 in 1876, was only 1,264,954 in 1861. That is an increase in 15 years of close upon 90 per cent. In the same time, taking our population now at 33,000,000, our increase was only a little more than 13 per cent. Where the growth arose may be seen in the following table :—

It will be seen that, while New South Wales, Victoria, and South Australia have increased rapidly, the rate of their increase has been small compared with New Zealand and Queensland. In New South Wales, the increase was something over 75 per cent., and that was the largest of the three first named. But the increase in New Zealand was a little over 303 per cent., and that of Queensland was rather over 436 per cent. This is little short of marvellous, and speaks volumes for the vigour with which the Governments of New Zealand and Queensland have pushed the claims of their countries. It will be found, however, that there is a material difference between the two colonies when their condition is further examined.

Of course the Australian colonies have to raise money and to spend it; and all of them have gone further, and indulged themselves with a National Debt. Taking them altogether their gross public revenue, which was £8,106,816 in 1862, was £16,012,288 in 1876, so that it had very nearly doubled. In the same period, their public expenditure had gone up from £7,769,619 to £16,749,923. Not only, therefore, had it more than doubled, but, whereas in 1862 the expenditure was well below the income, in 1876 the income was sadly below the expenditure. As a natural consequence, the public debt had increased. It was only £16,097,070 in 1862; it had become £59,380,862 in 1876. The question will naturally be asked which colony contributed most to this growth; and the following table will give the answer:—

Colony.	Revenue.	Expenditure.	Debt.	1862.	1876.	1862.	1876.	1862.	1876.
N. S. Wales	2,273,170	5,033,823	2,135,518	4,749,013	5,802,980	21,759,519	Victoria	3,269,079	4,325,156
Victoria	3,039,497	4,572,844	7,992,740	17,011,382	S. Australia	567,709	1,320,204	613,681	1,323,337
S. Australia	853,300	3,837,100	W. Australia	69,407	162,189	72,288	179,484	11,700	135,000
W. Australia	327,319	355,865	336,388	486,500	1,520,500	New Zealand	1,269,424	3,580,294	1,185,473
New Zealand	836,000	18,678,111	Queensland	340,431	1,263,263	367,317	1,283,520	123,800	6,439,250

There again we have New Zealand and Queensland distinguishing themselves. Roughly speaking, New South Wales has rather more than doubled her revenue, her expenditure, and her debt. Victoria has not grown at so great a rate in her revenue and expenditure, but has exceeded it in her debt. South Australia has rather more than doubled revenue and expenditure, and more than quadrupled her debt. But when we come to New Zealand, we find revenue increased more than 182 per cent., expenditure more than 263 per cent., and debt more than 2,134 per cent. Queensland has, however, done more than this. Her revenue has increased more than 264 per cent., her expenditure more than 249 per cent., and her debt more than 5,101 per cent. Really these Colonies are magnificent in the way of debt.

What have they to set against it ? The inquirer will naturally look to the trade returns, and rightly. There he will find an answer which cannot be regarded as unsatisfactory. He will find that the total imports of the Australian colonies, which were £31,623,093 in 1862, had grown in 1876 to £45,505,083, while the exports had grown from £26,542,713 in 1862 to £43,093,920. It is plain from these figures that the Australian colonies do not yet indulge in many luxuries; and another lesson which might be brought out from the figures is, that Protection has not done much for them. But it may be well to take the colonies separately :—

Here again we have Queensland showing well in front in increase, though South Australia comes near to it, and Western Australia and New Zealand are also exceptionally strong. The apparently small increase in Victorian exports is accounted for by the decrease in the quantity of gold exported. Thus in 1862, of the total exports from that colony £7,611,636 was bullion, while in 1876 the amount was only £3,701,242. New Zealand sent out about £260,000 less bullion in 1876 than in 1862, but Queensland rose from £1,028 in 1862 to £1,448,731 in 1876. Plainly, then, the Australian colonies had a fair growth of trade in the 15 years between 1862 and 1876, and New Zealand comes out very well.

But it will be wise to look a little deeper. The Australian colonies are and must be to a great extent pastoral and agricultural for many years to come; that is to say, they must look chiefly to the growth of their flocks and herds, and of their agricultural produce. Here it will be seen that their opportunities are almost boundless, and

they have taken fair advantage of them. Their staple export is now wool, and it is worth while seeing how enormously that export has grown.

The teaching of these figures is, that New Zealand has developed one of her staple productions more than any other colony. Let us see what New Zealand does in the way of agriculture. The following table shows the product of wheat, barley, oats, and potatoes in each of the colonies:—

Here there is no mistake about which colony is most suited for agriculture. New Zealand gets as much of wheat per acre as is got in this country, and she far surpasses every other colony. With a soil so fertile, and with such unbounded resources, her people must have a brilliant future before them. There is perhaps no one of the colonies that agriculturists would despise—no one that cannot look forward with confidence to the future. But New Zealand stands out before them all as possessed of a soil, a climate, and resources which seem to guarantee prosperity.

From Sydney Morning Herald.

"Talk and action (says the Sydney Morning Herald) may be fairly said to be the characteristics of the respective railway policies of New South Wales and New Zealand. We have been told almost nightly for years in our local Parliament that railways are the cheapest as well as the best roads that can be constructed. Yet we have barely 700 miles completed, only 208 miles in course of construction, and 210 miles approved. In New Zealand, with two-thirds of our population, they have 1,100 miles opened, and over that colony there will soon be a perfect net-work of railways connecting every capital, and crossing the islands from east to west and north and south, in all directions. We have observed with satisfaction the rapid progress this Colony is making—how it has for several years been overtaking the Colony of Victoria. But there can be very little doubt New Zealand is growing with still greater rapidity; and it does not require great prescience to foresee that a continuance of its immigration policy, concurrently with the opening up of every part of its magnificent territory by a railway, will enable it ere long to outstrip any of the Australian Colonies in the race for national advancement, unless, indeed, more energy is displayed in future on this continent. Railways might be thought to be less required in a country of which no part is 100 miles from the ocean, than in one like ours, extending 700 miles from the seaboard. Those who guide the destinies of New Zealand, however, evidently have a high appreciation of how progress is to be promoted; and whatever their provincial jealousies may be, they are not allowed to interfere with a comprehensive railway scheme adapted to the requirements of all parts of the Colony."

New Zealand. Land and Farming in New Zealand.

Information Respecting the Mode of Acquiring Land in New Zealand; With Particulars as to Farming, Wages, Prices of Provisions, ETC., In That Colony; Also the Land Acts of 1877.

With Maps.

Edited By Sir Julius Vogel, K.C.M.G.

London: Waterlow & Sons Limited, Printers, London Wall; And 49, Parliament Street, Westminster. 1879.

Introduction

By Sir Julius Vogel

AGENT-GENERAL FOR NEW ZEALAND.

So many enquiries are made at the Offices of the Agent-General concerning the land laws of New Zealand, that I have thought it desirable to reprint the latest Acts. It will not be easy for people who read them without previous acquaintance with their nature to thoroughly comprehend them. Each provincial district has different land regulations. To some extent there has been an assimilation. The Crown Lands Sale Act, printed herewith, provides that land open to selection without auction shall not be sold for less than £2 per acre, and if sold by auction shall not be submitted at a less upset price than £1 per acre. Good land is, however, generally considered land possessing a special value, and when offered for sale a heavier price is placed on it. There are provisions for selling on deferred payments both agricultural and pastoral lands. But hitherto the Government have found it difficult to submit sufficient land on these terms to meet the local demand. The price at the limited auction to applicants often rises very much on the upset rate fixed by the Board. I mention this, because it would be folly for emigrants to proceed to New Zealand under the impression that they can procure good land at from one to two pounds per acre. It would be difficult, however, to say at what rate they may hope to obtain it, its price varies so much according to its character and locality. The nature of the soil, the amount of bush to be cleared, the distance from a railway, the distance open of that railway to a market or harbour, the number of people in the neighbourhood, the proximity of gold fields, and a dozen other circumstances affect the value. The emigrant is not altogether dependent on Government lands. At various times when land commanded a mere

fraction of its present worth, large estates were purchased by private individuals. These, in a great many cases, are now cut up, and emigrants may obtain farms on leases with deferred payments on purchase by paying a portion of the cost and leaving the rest on mortgage.

It is impossible to satisfactorily fix the sum which the emigrant who proposes to enter upon farming pursuits on his own account should take with him. So much depends on himself and his belongings. If his family is small, if his habits are frugal, and if he is active, and able to easily make up his mind, he may do more with a small sum than another with expensive habits, or with an indecisive mind, might do with a much larger amount. In my opinion, a man who intends to rely on farming on his own account should not land in the colony with less than £250, and he should, with this amount, remember how all important it is to him to set to work at once. If he cannot get Government land, he should try to lease with a purchasing clause private land. In any case he should see before him the prospect of becoming his own landlord. He should not go to New Zealand to remain a tenant farmer, though it may suit him at first to pay rent so as to leave him a larger command of the limited capital he possesses. But he should take care that his option of purchase is full and satisfactory; and if he has any doubt on the subject, it may be worth his while to take legal advice. In naming £250 as the minimum sum the farmer should land with, I am expressing my own opinion. I am aware that some people would name a larger sum whilst others would think a smaller one would do—and so indeed it might if a farmer were prepared to undergo many difficulties and hardships at first. For instance, he may put up a rough turf and wooden erection, in which he might live for a year or two. If his rent were moderate and his way of living frugal in the extreme, and he wasted no time in the town after landing, £150 in his hands might suffice to lay the foundation of his future fortune.

The responsibility of advising in matters of this kind is very great, and my readers must exercise their own judgment. Some farmers think they may readily find temporary occupation whilst they look about them, and learn the ways of the country. It is right to warn them that this is not so easy as it appears. It is true there is an almost unlimited demand for farm labourers. But farmers accustomed to work on their own account, and to employ men, are not as a rule good labourers in other people's service, and there is frequently a feeling amongst employers that they would rather take on servants than masters. These general remarks must be taken for what they are worth. To all hard and fast rules there are many exceptions.

As New Zealand becomes known in Great Britain the inclination to emigrate to it increases. To judge by the applications I receive from all quarters, and all classes, I should say there would be no difficulty in inducing a large fraction of the entire population of the two kingdoms to transfer their domicile to the Great Britain of the South, as New Zealand is frequently termed. The desire to emigrate to this colony is not to be wondered at, for it possesses a climate and soil which have no equal amongst British colonies. It is free from the frosts and cold of Canada, the droughts and heat of Australia, and the still greater heat of India. The quantity of its producing and fertile land, in comparison with its area, has few, if any, parallels in other countries. The average of its grain crops without the use of manure challenges comparison with the best producing countries in the world where farming is carried on with adjuncts unknown to, and happily unnecessary in, New Zealand. The varied nature of its resources makes its very insulation an advantage, because its people grow to a recognition of the mutual aid, the component parts of a well ordered community may render to each other. Still, it must be remembered that the principal want at present requiring satisfaction is the cultivation of the land. Labour, skill and capital, to bring the land under production, are needed to a practically unlimited extent, and persons able to farm with sufficient means at their command can scarcely make a mistake. It is incredible that people possessed of capital and intelligence can submit to be tenant-farmers in Great Britain, working solely for the benefit of their landlords, whilst in another part of their own country—for such New Zealand is—they may enjoy independence, attain to wealth, and find openings in life for their children. Here, they are virtually social slaves, surrounded by countless miseries and annoyances; there they may be free and happy men with that legitimate ambition in the future, without which life is a sterile pathway.

Besides the Acts published herewith, there are two Maps showing the land tenure in each island. Some Government statistics, some letters from emigrants and others, and some newspaper articles are also added.

An original paper by the Rev. Mr. Berry, who has a large acquaintance with New Zealand farming, is especially worthy of attention.

7, Westminster Chambers, London,

May 15th, 1879.

Notes on New Zealand Farming.

By The Eey. J. Berry,

SPECIAL EMIGRATION AGENT FOR NEW ZEALAND.

Since I have been in England and have conversed with farmers and others at their own firesides about agricultural life in New Zealand, I have seen a thousand times that naked statements of facts and figures about the price and quality of land there are often of little use. Some, who have never seen land that is not in a high state of cultivation, imagine that the land which they select in New Zealand at £2 per acre is in a similar condition to the farm on which they were born. Such are hardly in a condition to understand and prepare for the real difficulties of beginning life on uncultivated land in a new country, or even to relish its romantic pleasures. Others again transfer all that they have read of American forests, or even of Indian jungle, to New Zealand, and allow their imagination to play around the subject until they picture a condition of solitude and clanger from man and beast, and separation from the comforts of civilized life, and white slavery generally, which appals them into the resolve of staying at home. The other day an intelligent farmer who had heard many statements about the prosperity of farmers in New Zealand, which he was quite unable to contradict, tried to tone down the effect of all that was said, by affirming that a New Zealand farmer was often fifty miles from the nearest post-office, and ten miles from the nearest church, and was in a condition of such solitude that, in giving up his social and religious privileges at home, he paid too much for his prosperity abroad. This objection would have considerable force if it were not, except in extreme oases, utterly untrue. Many others fail to see the advantages which the Colonies offer, from the limited range of their ideas about farming. They reason about agriculture in a country where land and sheep and cattle are cheap, where labour is four times the price ruling at home, and where the climate is such as to reduce the amount of labour required about two-thirds, as if as much labour were used and farming generally conducted the same way as here. One cannot wonder that such mistakes happen. Our habit is to reason from the known to the unknown; yet mistakes of this kind prevent many men who would make valuable settlers, and improve their own and their children's position in life, to an extent which is probably beyond their most sanguine hope, from venturing to break up their home and cross the seas. It is in the hope that I may clear up some difficulties of this kind, and help the farmer whose attention is turned toward the Colony, to intelligently understand how to use the facts which he will find elsewhere, that I write this paper.

Many difficulties would be solved by the careful study of a good map. Because we average only four people to the square mile in New Zealand, many seem to infer that no square mile can muster more than four residents. A good map shows that we are not scattered in ones or twos all over the country, but that we have millions of acres without inhabitant. Most of our settlements are on the coast line, and we encroach on the uncultivated territory gradually, like the incoming tide. Where we populate at all, we have, as a rule, good roads, convenient railway accommodation, sufficient neighbours, schools, and churches, and most other adjuncts of civilization practically as near as at home. Many families are deterred from going out lest they should find themselves beyond the reach of a medical man. There used to be a danger of that kind certainly. Many of the early missionaries combined surgery or dentistry with their more spiritual functions; but that state of things has passed away. I know New Zealand intimately, and am familiar also with some country parts of England in detail, and my opinion is that medical men are more easily reached in most country parts of New Zealand than at home. It would, in fact, be a good deal easier to find villages without schools, church, reading-room, and telegraph office in England than New Zealand, and no New Zealand settler need go far from a village unless he is determined to do so. In our remote up-country settlements you will generally find a local newspaper, containing London news only two or three days old. Many persons, on their arrival in New Zealand, make the mistake of lingering about the towns and cities instead of moving at once "up country." A pleasant surprise generally awaits such when at length they make the venture. They find themselves surrounded by the cultivated farms and beautiful homesteads of the early settlers, and mark the energy and hope and cheerfulness of the more recent arrivals. They soon feel at home, and, if at all suitable for colonization, adjust themselves readily to their new surroundings.

The glory of New Zealand is undoubtedly its climate. This is not the place to dwell in detail upon its charms for invalids of all classes, or the attractions it offers to the well-to-do, who have a keen relish for out-of-door pleasures, but are prisoners in England for half the year. If English people thoroughly understood that a climate better probably than that of Italy could be enjoyed under British rule, upon British territory, in the midst of the social and civil institutions which few Englishmen will sacrifice at any price, thousands more per year would be drawn to New Zealand for its climate only. But that is not my point just now. This matter of climate is very intimately connected with farming in its *financial* aspect. Our crops as a rule, can be safely

harvested. Farming pursuits can be comfortably followed all the year round. The wheat return in New Zealand during the last five years averages about five bushels an acre more than in England for the same period, and that average yield is secured almost without manure and with a very sparing expenditure of labour. The quality of New Zealand wheat is already well-known in the English market, where it has been selling this winter at about 30 per cent, more than English wheat. This is a testimony to the New Zealand climate into which any English farmer can examine for himself. Such an average crop in quantity and quality bears its own witness to the superiority of the climate in which it is produced. The registered rainfall in New Zealand is less than in Devonshire, and more than in London, and when it is remembered that New Zealand abounds in rivers and streams of water it will be seen at once that there cannot be any danger of *general* drought and floods. Drought and floods are not unknown, but they are rare and always local. The charm of the New Zealand climate is its winter; summer there is but little warmer than here, but the average temperature in winter is nine degrees warmer. In the North Island, though there are mild frosts, ice thick enough for skating is unknown, and in the South Island skating is a form of luxury little known outside the rink. In my own garden in Napier, Hawkes Bay, my geraniums, fuchsias, heliotropes, &c., flowered the whole of the winter in the open air, and from my fig trees I gathered two heavy fully ripened crops in one year. An English farmer finds it difficult to realize how little labour is needed to farm in such a climate. Horses, sheep and cattle live in the open air all the year round in five-sixths of New Zealand. One man can comfortably give to 2,000 sheep all the attention they ordinarily need. The labor required in England in growing root crops and hand feeding the cattle in winter is either wholly dispensed with in the colony, or is necessary to a very limited extent. A very considerable part of the labour required in an English farm is rendered necessary by the very severe English winter. We pay four and five times more wages in New Zealand to each labourer employed than is paid at home, but I question if on a farm of the same size *more money is paid in wages there than here*. If the English farmer had our climate and soil, he could well afford to double the wages of his men, for fewer men would be required. If in addition to our climate he obtained his land at one-tenth his present rental, with neither tithe nor poor rate, nor income-tax, even with produce at the present price he could pay his men a shilling an hour and grow rich. Such is about the condition of the farmer in New Zealand. The simplest explanation of colonial prosperity is this—the money which in England is divided between the landlord and the taxgatherer is there shared by the farmer, labourer, mechanic, tradesmen, and all concerned, The whole community feels the benefit.

In discussing the effect of the high rate of wages ruling in the colony upon farmer's profits, there are one or two other remarks which ought to be made. It should be noted that this enhances greatly the value of the farmer's own labour and that of his sons. A man feels the advantage of a change to colonial life in proportion as he can take out in addition to capital, workers in his own family circle. A working farmer in England cannot value his own labour at more than from 2s. 6d. to 3s. 6d. per day; the same work on a New Zealand farm would bring in three to four times the return. The difference in the earnings of a working family would alone amount to a good income. This is, beyond all others, *the* man for New Zealand. Nor is the high price of labour in the colony without other compensations. It stimulates the continual improvement of all labour-saving machinery. Few things astonish an English farmer upon his arrival more than a New Zealand agricultural show. He will not only see all the best and most modern English and American machinery, but also local improvements upon these. Again, horse labour is cheap in the colony. Not only is the cost of the horse considerably less but the value of its food is hardly appreciable. The field in which he grazes has probably been purchased at £10 to £12 per acre, and he needs but little corn or hay. I have often seen a team of horses plough an acre per day or more, week after week, and keep in capital heart and condition, with no food but grass. In such a case the man and his team taken together do not cost more there than here. Another compensation is that the colonist learns to help himself. This is one result of the price of labour in every department of colonial life. Few New Zealand farmers ever indulge in the luxury of a groom. "When a man is paid £2 per week, his master on coming home from a ride thinks twice before whistling him away from his work to come and unsaddle his horse. It occurs to him very naturally that he had perhaps better do it himself, and really he is not much worse for the exertion ! I find that much misapprehension exists at home as to the nature of the uncultivated land which may be bought at say £2 per acre. There is a common impression that it is generally heavily timbered, and involves an enormous expenditure of toil to clear. This is certainly not the rule in New Zealand. No man need have bush unless he prefers it. We have rather too little timber than too much. In many parts of New Zealand the settler has to buy his posts and rails for fencing. He who can secure on his land enough timber for fencing and firewood is usually considered to be fortunate. In the South Island this land is generally in rough grass, and costs nothing to clear. In the North Island, most of the unimproved land is in fern, growing from 4 to 6 feet high, and I have often seen a man with a box of matches and a scythe clear 30 to 50 acres in a day. Sometimes, when a settler is in haste to get grass, he sows the seeds among the ashes, after the fern has been burnt off, and I have seen many a beautiful field of grass and clover in the North Island which cost no more trouble than this. A tract of bush land often suits a capitalist who wishes to go into the timber trade, or a poor but strong and industrious man who splits his

trees into posts and rails or firewood, and lives by selling his timber until his land is cleared; but no other man need choose a bush farm, nor will he find one, as a rule, without some trouble. It ought, perhaps, to be added that a farmer taking out capital, and with but little labour in his own circle, may easily buy in any part of New Zealand an improved farm in cultivation, with house and outbuildings, garden and orchard all ready to hand. This is not generally the result of failure but of success. Settlers, with large families especially, often prefer to sell out an improved farm and buy a larger block of unimproved land and begin again at the beginning for the sake of their children. Any New Zealand newspaper will be found to contain advertisements of such properties in the market at prices varying from £8 to £25 per acre—farms at the latter figure being equal, and in many respects superior to the choicest farms which are to be had in England. Runholders, too, sometimes cut up their properties already sown in English grass and partly fenced, in convenient blocks for farmers, and in most cases a considerable part of the purchase-money is allowed to remain on mortgage. I saw a property of this kind brought into the market in the province of Hawke's Bay in the early part of the year 1878. The farms were from three to five hundred acres each, and the price per acre ranged from £5 to £7, two-thirds of the purchase-money being allowed to remain at six per cent. This property consisted of excellent land within four miles of the railway on the main line between Napier and Wellington.

Many fears are expressed to me, lest there should be no permanent market in New Zealand for produce. Some think that too many farmers are finding their way out, and that the result will be that we shall have more meat than mouths. Such fears are the result of a misapprehension as to the kind of country New Zealand is. It is not, and never will be, a purely agricultural country. At no distant date it must become the factory for the Southern world. All the materials for extensive manufacturing are there. Coal and iron abound. Our gold export has amounted to £33,000,000 during the last eighteen years. Nearly all minerals are known to be stored up in the earth and only await development. Already our manufacturers are becoming very extensive. One quarter of our population are congregated in four large and beautiful cities, each containing about 25,000 inhabitants. These are engaged chiefly in manufactories and commerce, and are all buyers and consumers of produce. Most trades are in full operation, and mechanics find ready employment at double and more than double English wages. Our exports per head of the population are already about three times those of England, and four times those of Canada. The impression in New Zealand is, that there are too few farmers, hence the special facilities offered for the introduction of more. Ordinary farm produce, such as milk, butter, eggs, cheese, &c., is worth about as much there as here. Meat is cheap, and is likely to continue so, but cattle and sheep are proportionately cheap, while the cost of keeping and feeding is quite insignificant. For our surplus produce, the markets of the world are open. New Zealand wheat, from its superior quality, is worth in the English market as much more than English wheat as about pays the whole cost of bringing it across the water. Wool can be sent home to England for about 1d. per pound; nor has the New Zealand settler much real trouble in getting his produce to market. England has no better roads than many of our roads in New Zealand. Most farmers yonder are practically as near the railway as they might hope to be in England. Eleven hundred miles of railway are in full operation, and main lines are being extended and new branch lines opened every year. The railways terminate at the ports where from three to five ships load for Great Britain every week, and a still greater number for the Australian colonies, and most parts of the civilized world. The New Zealand settler can send his produce home, and prosper at prices which to the English farmer are ruinous. It is surprising that so many under these circumstances are afraid to venture out to the colonies. The wonder is that they are not afraid to do anything else. It will easily be seen that New Zealand farming may be made as pleasant as profitable. The work-worn look which some of our settlers are supposed to wear, is the result of the successful endeavour, on the part of a hardworking man without capital to secure what would be impossible in most countries—a freehold farm of some hundreds of acres. The man with capital may secure more comfort and less care than in England in all respects but one, he will have to do with fewer servants. New Zealand is a delightful country for farming of a better sort. Its flowers and shrubs are gloriously beautiful, and fruit of all kinds abundant. In the North Island oranges can be ripened in sunny spots, lemons grow plentifully, while figs, peaches, grapes, apricots and all fruits of this class are found in profusion, which is sometimes almost bewildering. The culture of the vine for wine making will doubtless be followed to a considerable extent as the population increases, so also will tobacco culture. All the ordinary and more hardy English fruits, as apples, pears, gooseberries, currants, &c., abound. Many of the best breeds of sheep, cattle, and horses are there. For many years, as those who have been in the habit of attending the fairs and markets know, the best of English stock has been exported to the colonies. I may mention as an evidence of the attention which is paid to horse stock, that racing is indulged in to an enormous extent in the colony. The rivers abound with fish, and the woods with game, yet the country is without a single wild beast or venomous reptile. So that in a very few years, when the hard preliminary work of making a farm reproductive is over, life may be made thoroughly enjoyable. I have seen no part of the world so suggestive of abundance, and even luxury in the best sense, as some of the districts in New Zealand which have been in cultivation from ten to twenty years. To a capitalist who cannot satisfy himself on the subject without

personal inspection, I should emphatically advise a voyage out for that purpose. If he did not decide after such investigation to transfer himself to the colony, the trip out and home would be a pleasant experience in his lifetime, and would be well worth the money. I have hardly met with anyone however, who has seen New Zealand and could be content to live elsewhere. Thoughtful men who read this paper will probably be convinced that land in New Zealand which, when cultivated, has cost the owner from £8 to £20 per acre, according to quality and neighbourhood, is really worth as much per acre, *in the income it will yield*, as land in England which even now sells at from £50 to £125 per acre. I hold this opinion very strongly. A very successful farmer in Lincolnshire told me the other day that he had recently received a letter from a relative who was farming in Canterbury, New Zealand, detailing the produce of his farm and the price which the produce realized, and that he found, on comparison, that his relative abroad was making as large a return per acre from land which had cost no more than £10 as he could obtain from land which had cost about ten times the price. This is no unusual circumstance, it is the rule rather than the exception. If a New Zealand farmer can secure a larger return in wheat with much less labour than in England, and the wheat sells here at a price which, after paying the cost of transit, leaves the grower nearly as much for his trouble as the English farmer gets, it is easy to see that the land in New Zealand, whatever it costs, is worth as much for agricultural purposes as the land here. Again: six sheep in New Zealand nearly equal in quality cost no more than one sheep here. Those six sheep can be easily grazed and tended within the cost for the same purposes of one sheep in England, yet the wool can be brought to England for 1d. per lb. Take the case of a dairy farmer. He can purchase near enough to a New Zealand town a good dairy farm in working order at say £13 to £25 per acre. A good cow costs about £9. His life in that sunny climate is holiday as compared with a dairyman's life here. He can sell all his milk readily at 4d. to 6d. per quart. Is it possible to exaggerate the advantages such a man possesses in New Zealand as compared with a similar position on this side the world?

This short paper supposes that the reader has gone to other sources for information about New Zealand. Its object is to guide the reader to a right understanding of the facts which he may find elsewhere. The subject will bear a strict and searching inquiry—the more searching and thorough the better. If only our farmers who wish to settle their children in life and can see no hope of doing it here, and our young men and women who have yet to shape their way in the world, knew and realized the advantages which New Zealand offers, no argument would be needed to induce them to make these advantages their own. The charm of this colony is that the financial gains it offers to suitable classes do not involve any civil, religious, social, or educational sacrifice. It is in the best sense English to the very heart. The advantages which New Zealand offers to the steady, industrious, intelligent farmer, whether with much capital or little, are hardly capable of exaggeration. Let no man hope for success without thrift and energy, and especially some power of adaptation; but with these he can hardly fail. The writer numbers among his acquaintances and friends scores of farmers in a position of comfortable independence whose beginning he saw ten to twelve years ago with little or no money, and whose progress he has watched with delight year by year. There are thousands of people in the agricultural counties of England who can see no hope of improving their condition here, and can hardly keep together the savings of past years, who might do as well as those referred to above, by going to work in the same way. Let not such thrust the opportunity aside without satisfactory reasons.

The possibility of serious trouble with the natives of New Zealand is practically at an end. They are outnumbered by the Europeans by ten to one, so that, if they were disposed to fight, they could not hope to do so successfully. But they are not so disposed. As a people they are loyal to the British throne, and friendly to the settlers. Info and property are undoubtedly as safe in every part of New Zealand as anywhere in Her Majesty's dominions.

The condition of farming interests in England at present is so dreary, and the prospect as to the future so blank, that the attention of the better informed among the farmers is very generally turned towards the colonies. Such can have no real difficulty in obtaining reliable information about New Zealand. Good books on the subject abound. Nearly every village in England probably has representatives in some part or other of the colony. Letters narrating the prosperity and happiness of these are continually coming home to friends, and are widely read and talked about. The testimony which these letters contain is all but unanimously in favour of New Zealand. Now and then a successful colonist comes home on a visit, and friends and neighbours hear from his own lips the story of his good fortune. Such is the effect, that tens of thousands more would go, but for one thing—they dread the water. A voyage of 14,000 miles is to them an insuperable difficulty. It is not because they know so much about life on the sea that they feel this dread, but because they know so little. There is no good reason why a long sea voyage should be regarded with the fear and shrinking which are so common. The vast majority of those who have actually experienced it speak of it as a holiday and a delight. Fine weather is the rule. The voyage by sailing ship usually lasts about ninety days. It is quite a common thing for ships to go out without a serious gale of wind. During two-thirds of the voyage the ship is in or near the tropics—the region of perpetual summer. Sea-sickness seldom continues longer than a week or ten days, and is not serious to one

person in five hundred. A passenger going first class and paying about £50 can live as well in all respects as in a good hotel. The time is pleasantly varied by reading, music, and all sorts of games. By steamer, across America or *viâ* Australia, the voyage may be accomplished in six or eight weeks, though for families, or for persons of limited means or in delicate health, the long sea route is preferable. The *risk to life* ought hardly to be seriously considered. If the benefit to health on the part of those who travel is considered, the voyage is a gain to life, and not a loss. The report of the New Zealand Shipping Company, for the year ending last June, stated that they had sent 63 ships to New Zealand and back without losing one. Half the danger of the whole voyage is in the English Channel; when that is safely passed, there is little need for fear.

Hints to Intending Colonists.

1. I am frequently asked which is the best part of New Zealand to select. Except in the case of large families, this is a matter of little importance. If the emigrant does not like the part at which he happens to land, it is easy by railway or steamboat to move to another. A man with capital, and in search of a freehold property, will generally do well to travel through New Zealand, and judge for himself, before settling down. This can be done in about a month or even less.

2. It is not wise, as a rule, to take out more luggage than is absolutely necessary. If a farmer have a stock of the very best modern implements on hand, and cannot dispose of them here without considerable sacrifice, it may be well to take them. It is never wise to buy them to take out, they can be bought in New Zealand at a price which amounts to little more than the cost of importation added to the price here. American machinery is probably nearly as cheap there as in England. It is absurd to take out furniture, or more clothing than is actually required. Household furniture and clothing of all kinds are manufactured there, and sold at no serious advance on English cost. Especially does this apply to all kinds of woollen goods and boots and shoes, which are very extensively manufactured in New Zealand.

3. For a more detailed description of New Zealand, the reader is recommended to secure a copy of the "New Zealand Handbook;" it is published by Mr. E. Stanford, of Charing Cross, but may be ordered through any bookseller or obtained on application to "the Agent-General for New Zealand, 7, Westminster Chambers, London, S.W.," at a cost of 1s. 6d., or, including postage, 1s. 11d. The reader should note, however, that in matters which are capable of fluctuation, such as price of land, wages, stock, miles of railway, it is about five years behind current dates. Nor is the "Lands Act of 1877" embodied in its pages. As a general description of the country, including a mass of information of the kind an intelligent, practical man wants to know, it is the best book to be had.

New Zealand.

By Sir Julius Vogel, K.C.M.G., Agent-General.

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We select New Zealand as the first subject of a series of articles on the colonies of Great Britain for the twofold reason that it is the furthest distant of all her Majesty's possessions, and yet in very many respects the nearest in point in resemblance to the mother country. It is, indeed, commonly called the Great Britain of the South, and there is probably no colony which commands a larger amount of consideration and inquiry.

New Zealand consists of three islands, the North Island, the Middle Island (or South Island), and Stewart's Island—the last small and comparatively unimportant. The area of the three islands is almost equal to that of Great Britain and Ireland. The configuration of New Zealand is peculiar. The three islands have a length of nearly 1,200 miles, by an average breadth of 120 miles. At no part do they attain to a greater width than 250 miles; at one point, Auckland, the opposite coast can be reached in six miles. The islands have a north and south extension of 900 miles, from which, of course, results a considerable variety of climate. The south has a moderate temperature, like that of the south of England; the north is similar to the temperature of southernmost Europe. It should be remembered that in the southern hemisphere the extremes of heat and cold are much less separated than in the northern portion of the globe. From its great length in proportion to its breadth, as well as its division into three islands, there is probably no country of equal area possessed of so extensive a seaboard. Another peculiarity of New Zealand is its distance from any other land of importance. Therein it differs from its northern prototype. Great Britain has only a silver thread between it and Europe. A thousand miles of ocean divide New Zealand from Australia. These two circumstances must inevitably make the people of New Zealand a self-reliant and a maritime race.

Although the provincial form of Government has ceased to exist, the provinces still continue as geographical facts. Auckland occupies a large portion of the north of the North Island, and extends from coast

to coast. To its south-east and south-west are respectively Hawke Bay and Taranaki, and south of these again, extending from east to west, is Wellington, the province, with its capital town of the same name, the seat of Government. The south island is separated from the north by Cook's Straits. Nelson and Marlborough are easterly and westerly, the most northern of the provinces of the South or Middle Island. Westland runs some distance down the west coast till it reaches the northernmost boundary of Otago. Canterbury on the east side lies between Marlborough and Otago. The latter extends from shore to shore, and far to the south, but out of its southern extremity Southland has been carved. Auckland is the capital town of the province of the same name; Napier is the capital of Hawke Bay; we have already referred to Wellington; New Plymouth is the capital of Taranaki; Nelson the principal town of Nelson; Greymouth and Hokitiki the chief towns of Westland; Picton and Blenheim those of Marlborough; Christchurch the capital of Canterbury; Dunedin that of Otago; and Invercargill of Southland.

The population of New Zealand in March last, by census, was 414,412, besides 45,000 Maories or natives. In 1870 the population was 248,000. This was a time of extreme depression in the colony. The Imperial Government, after a long period of unsuccessful treatment of the natives, determined to withdraw even the appearance of having anything more to do with them, and so removed from the colony all the Imperial troops. The colonists were confronted with the probability of renewed disturbances with the natives, besides having to bear very heavy pecuniary burdens resulting from previous difficulties of the same character. The native question in the past had absorbed the lion's share of attention. The heroic work of colonisation had halted in consequence. The pioneers of Otago and Canterbury had, it is true, done a great deal in the way of making roads and bridges, and a railway system of an important character had been commenced in Canterbury and Southland. There was no want of desire for more railways, but hitherto the colony had given no assistance to such works; the native question absorbed too much attention. The colonists left to themselves adopted a new course. They determined that the whole strength of the colony's credit must be used to open up the means of communication, to promote settlement, and to increase by emigration the population. They argued that only by settlement could the Maori difficulty be met, and that for the rest the lands of the colony were fertile enough to warrant any expenditure necessary to open them to the operation of human energy. At the time we speak of, 1870, New Zealand had fewer railways than probably any other civilized country. The short interval of eight years sees it in the possession of a larger extent of railway in proportion to its population than any country in the world. The Government of the neighbouring colony of Victoria recently cited the following statistics, which, it will be seen, bear out the statement just made:—

In New Zealand there are 220 miles in course of construction; in Canada, 1,027 miles; Victoria, 161 miles.

The introduction of population was a cardinal feature of the policy adopted by the colonists. Superior to any feeling of jealousy of the new-comers, they have spent during the eight years some £1,250,000 in assisting 93,000 human beings to emigrate to their shores. The total population has increased by more than 60 per cent. The work of the eight years, then, has been the opening of over a thousand miles of railway, the increase of population described, and the construction of some 2,500 miles of ordinary road, chiefly through native districts. One of the most welcome results has been the disappearance of the Maori difficulty. With work open to them, with a knowledge of the value of their lands, and with an awakened comprehension of the advantages of peaceful life, they have aided instead of retarded the progress the colony has made on the path of settlement. The North Island is not so completely colonised as the South Island. As yet there is not a through railroad between Wellington and Auckland. But the last questions with the Maoris which stand in the way of the completion of this work are disappearing, and the North Island promises in the future to become as prosperous, and to support as large a population as the South Island.

Naturally the pecuniary results from the northern railways are less than those of the south. During the year ending the 30th of June last the railways in the South Island yielded, over and above working expenses and the cost of fully maintaining them in a good condition, a profit of 2.65 per cent, on the whole outlay. It is since the 30th of June last that the railway has been completed through from Christchurch to Dunedin, and even now there is gap between Dunedin and Invercargill. During the year, therefore, the result of which has been stated, the railways were only open in fragments of different lengths, and the result must be considered very good. The results in the North Island are not as yet so favourable. There the railways are more fragmentary than in the south, and the settlement of the country is less advanced. But there is no reason to doubt that the returns will improve. It must, however, be borne in mind that when the railways were commenced it was not expected that for some time they would yield a profit. The colonists argued in this way: If we construct roads, their cost is totally gone; no pecuniary result is derived from them. It is better to construct equipped roads. In course of time they will yield returns, and in the meanwhile, without having recourse to excessive rates, they will be infinitely more serviceable in opening up the country than ordinary roads.

It is not without a purpose we have dwelt so much on the history of the last few years. It is necessary to be aware of the facts disclosed in order to understand the present condition of the country. The construction of the

railways and increase of population have created a large demand for land, and its price has gone up very much in consequence. The demand has not been of a speculative character. It has been based on actual results, and enormously as the value has increased is still far below the price which it should command on the basis of its productive yield. The following figures show the returns from crops for the four years ending 1876, irrespective of land laid down in English grass, of which there were 2,185,344 acres in 1877:—

1873. 1874. 1875. 1876. Total cultivation acre age 376,156 549,844 607,138 787,824 Wheat Acres 132,428 105,674 90,804 141,614 Wheat Bushels 3,391,634 2,974,339 2,863,619 4,054,377 Oats Acres 110,472 157,545 168,252 150,717 Oats Bushels 3,292,807 5,548,729 6,357,431 4,707,836 Barley Acres 22,124 16,236 27,656 27-679 Barley Bushels 606,492 477,162 901,219 801,379

There are several classes of people in this country to whom New Zealand affords the most tempting advantages. Persons with small capital, inclined to cultivate the soil, have every inducement to emigrate to New Zealand. The country is becoming essentially agricultural, and though the price of land is very much higher than it was, it may be obtained on easy terms, and ready for the plough. There are few risks in the way of droughts and floods; markets are readily available; and with ordinary frugality the farmer may live comfortably off his land, and largely increase each year its capital value.

For female domestic servants there is practically an unlimited demand. There are already a great many artisans in the country, and their number should only be increased with caution. For farm labourers the supply is unequal to the demand, and as the land is yearly being more largely cultivated, it is difficult to set a limit to the number of agricultural labourers the colony is capable of absorbing. The Colonial Government each year, from June to November, pay the passage of a number of emigrants from the United Kingdom. They are sent out in comfortable ships from Plymouth and Glasgow. The voyage is performed in about ninety days. The best practicable arrangements are made for the comfort and well-being of the emigrants. A doctor sails with each ship, who sees to the maintenance of proper discipline; the living is good, much better, in fact, than agricultural labourers in England enjoy on shore. The conditions of selection are stringent. The health of the emigrants must be unexceptionable; there must not be more than three children in any family under twelve years of age; the elders of the family must not exceed a stipulated age, and thoroughly satisfactory certificates of character have in each case to be provided. Notwithstanding these conditions, the Government are unable to provide passages for all the applicants, whilst outside the conditions the excess of applicants may be numbered by thousands. The number of persons nominated in the colony by their friends constantly increases. To these persons a preference is shown. Indeed, nominated emigrants are sent out the whole year round.

We cannot better supply information as to the fate awaiting the emigrants on their arrival in New Zealand than by giving extracts from the annual reports of the immigration officers in the colony for the year ending June 30th, 1878. The Auckland officer reports:—

"I have the honour to report for your information that "528 Government emigrants arrived in Auckland during "the year ended 30th June, 1878, equal to 460 ½ statute "adults. 495 came direct from England, and 30 were "forwarded to other provinces, and transhipped to this port "by steamers. All the adults found employment in a few "days after their arrival. There is still a great demand "for good general servants, tailors, shoemakers, plasterers, "and potterymen. I have great pleasure in reporting the "general good conduct of the immigrants, and the prosperity of many who have in so short a time acquired "property for their families by their steady industry."

The immigration officer at New Plymouth, Taranaki, reports:—

"I am of opinion that the immigrants sent to this "district are on the whole satisfactory, and have settled "down to colonial life in its various phases, giving, as a "rule, satisfaction to their employers, whilst their sobriety "and general good conduct command the respect of all. "There has been very little sickness generally amongst the "immigrants during the year, and scarcely a crime of any "description. Up to the present date there has been no "dearth of employment for everyone who was willing to "work, at very good wages."

The following is an extract from the report of the immigration officer at Wellington:—

"There has been little difficulty experienced in placing "all the immigrants who arrived; work has not been "quite so brisk since the winter commenced, but I do not "think there have been many without employment. I am "informed that the opening up of the railway between "Foxton and Wanganui has caused a good demand for "labour in that district, and that with the commencement "of spring work of all kinds will be abundant both in "town and country. The demand for single women is, I "think, greater than ever."

The Canterbury District officer reports:—

"I. LA HOUR, DEMAND, AND SUPPLY.—There has been "a steady and increasing demand throughout the year for "almost every description of labour required in the district. "In the case of carpenters, ploughmen, and general farm "hands, the demand has been much greater than the "supply, and I anticipate no difficulty in at once placing "those to arrive during the emigrant season. Since 1st "July last ten ships have arrived direct to Lyttleton with "immigrants, conveying 2,105, equal to 1,878 statute "adults, as against 2,014 souls, equal to

1,738 adults, "introduced during the previous year. The total number "of immigrants introduced into the district since the "passing of the Immigration and Public Works Act, "has been 28,449 souls, equal to 19,681 statute adults.

"2. CHARACTER AND SUITABILITY OF IMMIGRANTS.—

"The immigrants introduced have been, with two or "three exceptions, of good character, and suitable for the "requirements of the district.

"3. RATES OF WAGES.—Married couples for farms "and stations, £55 to £65 per annum, and found; married men with families, 5s. to 6s. per day, with cottage; "grooms and coachmen, £45 to £50 per annum, and "found; shepherds, £50 to £60 per annum, and found; "gardeners, £50 to £60 per annum, and found; single "men for farms and stations, £40 to £52, and found; "masons, bricklayers, carpenters, plasterers, blacksmiths, "coopers, pattern makers, wheelwrights, coachmakers, "and plumbers, 10s. to 12s. per day; shoemakers and "tailors, 8s. to 10s. per day; general labourers, 5s. to 8s. "per day; single women—domestic servants and cooks, "£30 to £40 per annum, and found; general servants, "£25 to £30.

"4. NOMINATED SYSTEM.—The nominated system is "working very satisfactorily. The total number of nominations taken in the district for the past year was 1,358 "souls, equal to 1,218 statute adults; as against 954 souls, "equal to 875 statute adults for the previous year."

And the following passages are taken from the report of the officer for Otago:—

"During the season seven immigrant ships have arrived, "six being direct to Port Chalmers and one to Bluff "Harbour. The demand for labour during last year "was even better than in any former year of my experience in this part of the colony. The labouring "classes were fully employed, both in the town and in the "country districts. The immigrants introduced were of "good character, and, upon the whole, suitable for our "requirements. The rates of wages now ruling are as "follows:—Married couples for farms and stations, £65 "to £80 per annum, and double rations; ploughmen, £55 "to £60; common labourers, 6s. to 8s. per day; general "servants, £30 to £35. The nominated system continues "to work satisfactorily. The number of nominations "received at this office for the past year was 908 souls, "equal to 797 adults; at Invercargill 423 souls, equal to "387½ adults; and at Oamaru 110 souls, equal to 101 "adults; making a grand total for this provincial district "of 1,441 souls, equal to 1,285 ½ adults. The nominations "taken have been chiefly confined to farm labourers, "servants, general labourers, and female domestic "servants."

The gold fields of New Zealand have been very productive. From the year 1861 to the end of 1877 they yielded gold to the value of upwards of £33,500,000. It is probable that the yield will improve, as gold mines all over the country are being systematically worked. But we would not advise any one to emigrate with the sole object of devoting himself to gold mining. The pursuit is an uncertain one, and there are many experienced miners already in the colony. Coal exists in vast deposits in New Zealand. In some parts it is of the best quality, in others it is brown coal. Great attention is now being paid to developing the coal mines, and large quantities are brought to the ports for steamship purposes, which formally were supplied from New South Wales. There is reason to think that petroleum, copper, and silver abound, and evidence of a rich ore of quicksilver has been found. Ores of iron abound in different parts of New Zealand.

The limits at our disposal forbid anything more than a mere sketch of this splendid colony. We shall be glad to think that we have written sufficient to attract the attention of our readers to the more ample sources of information which in various shapes are available.

A Few Words to Intending Settlers.

From the "*Budget and Taranaki Weekly Herald*." Saturday, December 21, 1878.

We frequently receive letters from persons outside the district asking for information with regard to the Government land for sale, and its suitability for settlers of small means, who desire to make for themselves a home on the land. We therefore propose as briefly as possible to enumerate the most prominent features of our land system as administered by the Land Board, also the quality and character of the land offered for sale, and its fitness for small capitalists who propose to depend more on their own industry and labour in making a farm out of the raw lands than on an ample supply of cash. We would also premise that the information is for the benefit of persons who know nothing of our land and the mode of dealing with it, and not for home readers who are more or less acquainted with the subject. The waste land at present dealt with by the Board consists almost entirely of land covered with forest, and lies to the north east of Mount Egmont, a volcanic cone, which rises 8,000 feet above the level of the sea. The land lies on the slope of the mountain, in a belt of some ten miles wide, the inner boundary of which is about eight miles from the summit. This belt of land is traversed by a line of railway in course of construction connecting New Plymouth with Patea and Wanganui. The line is now open to Inglewood, the first township laid out by the Government in this direction, about 13 miles from New

Plymouth, but it is anticipated that a further extension to the township of Stratford, on the upper part of the Patea river, where it descends from the slope of Mount Egmont, will be open for traffic in August next. This township is about 13 miles from Inglewood, and the line is all through forest land, the whole of which on each side has been disposed of, some to actual settlers, the balance being held by persons who intend in the future to settle, and others who hold to sell at an advance when the additional value given to the land by surrounding settlement satisfies their views of a sufficient profit. No land can now be had between Inglewood and Stratford from the Government within three miles of the line of railway, but beyond that distance there is ample at prices varying from £1 to £1 10s. per acre. Beyond Stratford in the direction of Hawera a block will shortly be opened for sale fronting on the line of railway, and as the surveys advance no doubt other blocks will be offered in that vicinity. No land can be offered for sale until it has been surveyed, and the map open for inspection for one month at the Land Office. The land is cut up into allotments varying from 50 to 200 and 300 acres, and is priced by the Board at from £2 to £3 fronting on the railway, to from 20s. to 30s. three or four miles back. One-third of the area of each block is offered for sale on deferred payments, payable by ten annual instalments, the land being priced one-half more than if sold for cash. Thus, if an allotment of land worth £2 per acre for cash is sold on deferred payments the upset price would be £3. All the land to be sold for cash is offered by auction at the upset price fixed by the Board. All lands not sold at auction are open for sale one month after at the upset price. Land offered for sale on deferred payments is open for selection on a day fixed by the Board, and if only one applicant applies for an allotment he at once obtains a license to occupy it, having previously made a deposit of one-tenth of the upset price. If there is more than one applicant for the allotment it is put up to auction between the applicants. The successful applicant has to make certain improvements on the land, not of a very difficult nature, but if the land is open, or mostly open, he must reside on it at the end of six months. If the land is mostly forest, the applicant can, with the consent of the Board, defer residing on it for any period not over four years. As a rule it is easier for an industrious man to make a home for himself in the forest than in the open land. In the first place forest land of the same quality can be obtained at from one-fourth to one-half the price of open land. In the next place an axe and a bill-hook are quite sufficient plant for operations in the bush, and when a few acres are felled at the medium cost of £2. 10s. per-acre, if contracted for, or an equivalent value of labour if the selector does his own felling, it can be burnt off in February or March, and grassed down in April, growing good feed for cattle the ensuing spring. If the object is grass seed—which is the most profitable, as no outlay is then necessary for stock—it could be shut up with a cheap log fence, and a fair half crop of cocksfoot insured for the ensuing year. The following year a full crop would be obtained. Ten acres of forest so felled would give a return of (say) £40 the first year, and from £60 to £80 the second year; from this would have to be deducted expenses of cutting and threshing, but probably one-third would cover this item. If the selector cut and threshed himself, or by a system of return labour, he would appropriate the whole, less the cost of sending to market. This is a result that could not be attained in open land by a similar outlay, as the procedure would be more costly in the way of ploughing, harrowing, and fencing, and no crop of a profitable character could be obtained during the first year. It is therefore evident that to the hard-working man with small means the bush is the easiest to make a start. There are drawbacks in the way of bad roads, and the rather dreary aspect of a new bush clearing; but these are gradually overcome as settlement progresses. The Government has now undertaken the first rough clearing of the bush roads, such as felling, logging, and making culverts, &c.; the annual local rates under local control supplementing the Government aid. The forest is generally felled in September, October, and November; the earlier felling being fit to burn in January or the beginning of February, and the latter felling burnt in March. But, in fact, bush can be felled when it suits the convenience of the owner, from June to the end of November, thus giving the working man the opportunity of spending his spare time in doing his own work, when a more profitable job is not obtainable. As a general rule, contract work can be had in the district, local public works, general public works, or private work, giving the small holder the opportunity of making both ends meet, while his forest allotment is being gradually converted into a farm.

What a contrast there is between England and this Colony at the present time with regard to the labouring class! In England there are "lock-outs" in the agricultural districts; mills closed, or the hands working half-time at reduced wages in the manufacturing parts; whilst in the mining districts all works are stopped, and the greatest distress exists among all sections of the working population. Kent is a county which, through being so close to the metropolis, is one of the richest districts in England. Her lands are fat; her yeomen live in small palaces; her farmers are men with "fair round bellies" of content and comfort; and her hop growers drink port instead of beer. Her poor devil of an agricultural labourer, however, with a wife and six children to keep, lives at the other end of the scale. Two shillings to two and twopence a day is all the taste of Paradise he gets; and by our late papers we see that there is a threatened lock-out in that district, which is a horror that will darken many a door there, this winter. This background of home misery that is likely to ensue this Christmas forms a striking contrast with the prosperity in this Colony. Instead of mills being closed, as at home, for want of work, they will be closed here for want of labor; instead of "lock-out" we hear piteous cries from the farmers to save their

harvest at any price; instead of the labouring man sinking, it is his own fault if he does not become a wealthy landowner. To those in the Colony, it seems a matter of surprise that people at home should, year after year, endure so much misery and privation, when they might better themselves by emigrating to this Colony.

The English Agricultural Labourer in New Zealand.

A Correspondent of the *Daily News*, writing from Otago, in New Zealand, says:—

Foremost of the British Colonies to profit by the movement among the English agricultural labourers, begun by Mr. Joseph Arch, in 1872, was New Zealand. This colony no sooner saw the opportunity for replenishing its labour market which that agitation furnished, than it came forward with liberal offers of a free passage, worth some fifteen pounds, to able-bodied-men, to a labour field where, instead of twelve shillings a week and from ten to twelve hours of work each day, the labourer would get four times as much for 25 per cent. less toil. The result has been that in less than two years from the commencement of the "Revolt of the Field" over fifty thousand labourers were on their way to New Zealand, at a cost of more than a million pounds sterling to the Colonial Government. Letters from pioneer emigrants soon began to appear in print, and extraordinary as the inducements of the New Zealanders seemed, it soon became obvious that they had been rather under than over stated. Such were the labour exigencies of the southern colonies, that experienced agriculturalists, shepherds, ploughmen, herdsmen, and such like, became masters of the position, and the work of Mr. Arch was practically at an end. Queensland, South Australia and New South Wales were also in the market with full purses, and the English agricultural labourer had a wide choice of new fields of labour.

Having, however, as your correspondent, accompanied Mr. Arch in his journey through Canada in 1873, and having found myself compelled to report somewhat unfavourably of the position of that colony at that time as an emigration field for the agricultural labourer, I was desirous to see for myself what this new field really offered to the emigrant agriculturist. What are the facts as seen by an English eye? How do the labourers fare in their far-off homes? These are questions in which all are interested, whatever be the views they entertain as to the hopes which draw such multitudes towards the Southern Cross. In the autumn, I therefore left England for New Zealand, with a view to obtain satisfactory evidence on these points, and after a fine voyage of some eight weeks, including a several days' stoppage at Melbourne, I found myself in New Zealand. The Otago province had absorbed a large proportion of English immigrants, and thither I first directed my steps. At the extreme southern boundary of the south island is the new town of Invercargill, which is reached by a railroad from the Bluff, one of the Otago seaports. I found in this rising place a spacious building set apart for the use of immigrants, and on inquiring of the manager as to the ordinary success of the various shiploads of labourers who found their way to his refuge, I learned that nothing could be more complete. Every efficient labourer and every decent girl obtained employment at once, and the wages were invariably in excess of those stated by the Government prospectus. Such was the demand on every hand for labour, that builders, farmers, and others were at their wit's end to know how to obtain the requisite help. And as I looked all around me and saw a fine town emerging from a whilom wilderness, and innumerable acres of fertile land awaiting the labour of the tiller, I had no difficulty in believing the report. It is difficult to realise the varied industries called into existence by a new township. Hunting up information, I button-holed a decent man in charge of a horse and cart. It was his own, and he found his work in carrying parcels, luggage, &c., to and from the railway. "And what do you nett by the process?" I asked of the good-natured fellow. "Oh, about a pound a day, sir," was his reply. Another, with the appearance of a mechanic, I managed to lay hold of who had been out about five years. "Was he satisfied?" "Rather!" was his reply; and in conversation I elicited the fact that he was on his way to independence. "For instance," said he, with a pleasant frankness, unlike what one usually looks for from men of his class at home, "I have just completed a five weeks' job, and, after paying all expenses, my clear profits amount to £23, which I have put in the bank." His ambition was to get a quarter of an acre town lot of land to build himself a house upon; and in all probability in the course of a few years he will have his house and garden and be to all intents and purposes a successful well-to-do man. This young town of Invercargill is laid out somewhat ambitiously, and I have no doubt its manhood will fulfill the promise of its youth. "With the view of meeting what appears to be the chief difficulty of the new comers—the want of house accommodation—a large amount of land in the immediate neighbourhood of the town is divided into quarter of an acre sections, and workmen are encouraged by the aid of building societies to erect houses of their own. Their high wages enable them to meet the monthly payments with ease, and as a matter of fact, as in the case of my artisan friend before referred to, many are availing themselves of the opportunity, and thus cultivating habits of thrift which will almost certainly result in social ease and prosperity. It is amusing to notice the strong Conservatism which is

generated by success. The defunct protectionism of England bids fair to be reproduced in the Colonies. The most repulsive form which it assumes is an intense antagonism to Chinese immigration. The Australian continent is just now in a state of violent excitement on the subject. English and Scotch settlers see in the patient and thrifty Chinese toilers formidable competitors, and are exerting every possible influence to drive the Chinese out of the labour market. Scarcely less lamentable is the growing desire to discourage English manufactures by high protective duties. Another significant fact is the outcry raised by men who were only yesterday penniless refugees on the Australian continent against the democratic tendencies of their Governments. Prosperous ignoramus grow almost fierce in denouncing the monstrosity of giving a vote to a poor emigrant "without any stake in the country." I have conversed with scores of them, and their political discourse is worthy of an old-fashioned Tory. I hardly know of a better illustration of what the "English labourer in New Zealand" may become than what came under my eye to-day. On board our steamer was an elderly New Zealand farmer. Some thirty years ago he was at work on a Yorkshire farm at 15s. per week. His employer wanted to reduce his wages to 12s. Being evidently a man of spirit and energy, he resisted the reduction, and elected to try his fortunes in New Zealand. His position to-day is that of a considerable landed proprietor, owning a fine and well-stocked farm, able to take his wife on a visit to England, and while there to make an offer of £7,000 for his old employer's farm. Had he accepted the 12s. his position to-day would probably have been that of a worn-out labourer in the parish workhouse while his wife was in the women's ward. As I sit opposite to him in our fine saloon and see him cheerfully accepted as the social equal of all around, I feel that Mr. Arch's eloquence would be nothing to the silent force of such a history could it be but laid bare before the working men of England.

On the whole I must say that my first impressions of New Zealand as an emigration field for Englishmen are highly favourable. The climate is so near akin to their own that no difficulty of acclimatization is ever felt. Good wholesome food is cheap and abundant. School accommodation is second to none in the world. The demand for labour is such that nothing but their own folly can prevent any mechanics, field workers, or other industrious men from rising in the social scale. The craving for land ownership can be easily satisfied, and all fear of the workhouse may be forever laid aside. In a word, New Zealand—and almost the same might be said of the Australian continent—offers so splendid an alternative to the hard-pressed toiler, trader, or mechanic of England, that all excuse for "capital and labour" conflicts is gone. If any further rural agitation is heard of, it will be of the masters' wrongs, and the "Arch" of such a movement could not do better than urge his followers to imitate their labourers, and start for this land of Goshen. I am now on my way to Dunedin, of which I hear praises on every hand.

A correspondent of the *Daily News* writes from Wellington, New Zealand:—

We steamed into Port Chalmers, Otago, on the morning of the day before Christmas day, and a more enchanting piece of scenery I never witnessed. The excessive moisture of Otago imparts a freshness and luxuriance to vegetation which reminds an Englishman of home. Nor is there much to disturb the illusion when he mingles with the inhabitants. Everything looks like home—the bustle, the business enterprise, the air of prosperity, the noble churches, the healthy look of the people,—and the rain. As everyone knows, Dunedin, the capital of Otago, and about seven miles from the port by rail, is emphatically a Scotch town. The "Macs" are everywhere in force—hence, I suppose the wondrous prosperity of the place. I never visited a town with more signs of progress and general comfort. Labour seemed everywhere in demand, and the poor did not seem to be with them at all. When unskilled labour commands higher wages than thous-ands of Englishmen of high culture can get, poverty is out of the question. Among the most interesting institutions of the town was a workman's club—a large, well-situated building, with reading rooms, billiard tables, a library, sittings rooms, and a restaurant, where all kinds of cheap food could be obtained. In one of the suburbs a large immigrant's home has been erected, where, free of charge, the fortunate possessors of strong arms and weatherproof constitutions go straight from the emigrant ships, and live well till they obtain employment. Happy toilers! Here is realised their dream of prosperity—"eighthours' work, eight hours' sleep, eight hours' play, and eight shillings a day." Skilled labour commands a much higher price. Good masons, carpenters, blacksmiths, and mechanics generally get from twelve to fifteen shillings per day. In almost any paper you take up you will find advertisements for men, offering these wages. For instance, in one now lying open before me I find the following:—"Notice.—Wanted, 60 good pick and shovel men; wages 9s. per day.—Apply, &c." The day of course meant eight hours only. £150 for four months' work! and such work as tens of thousands of men in England are quite capable of doing who are now threatened with a reduction of 3d. or 4d. per day from their half-crown. Nor is this the whole of the case. Workwomen are at a still higher premium. I found outside the door of a "Labour Exchange" in Dunedin the following list of wants:—"Five Dairy Girls, ages £35 and £40 a year; seven Hotel Girls, £40 and £52; 27 Experienced Servants, £30 to £60." On enquiry at this "Exchange" I learnt that over 19,000 persons had found employment through its agency during the last five years. The pay of a woman for a day's work at a house is 4s. and food. Large-familied men are specially to be congratulated. I came upon one who brought out

some half-score of boys and girls about a year ago. I knew him well in England, and what a hard struggle it was to keep the wolf from the door. I had long urged upon him the desirableness of taking his family—

"Where children are blessings, and he who hath most Hath aid to his fortune and riches to boast."

But it was a "far cry" to New Zealand, and it was not till the autumn of 1877 that the centrifugal forces gained the day. His experience had gone far beyond my most sanguine anticipations. Before he had been three months in the colony the collective earnings of himself and family exceeded £8 per week. I hope this fact will come with all the force of a new gospel to many an over-familied man in England. I am sure it would if I could put into words the exuberance of self-satisfaction with which the youngsters announced their independence of their parents' pocket. One of the lads puts a sovereign into his mother's hands every Saturday as his contribution towards the domestic expenditure. A girl not yet eighteen years old has ten pounds already in the savings' bank and "dresses like a lady." It only needs adding as a finish to the picture that I saw hanging up at a butcher's door sundry fore-quarters of lamb, weighing about eight pounds, with the price ticketed on, "2s. 6d. each." The school accommodation, as is generally known is in every way satisfactory in all our Colonies. The universal rule appears to be this—every householder pays a pound a year towards the educational department, and his children, be they many or few, become free of the school. Any deficiency of income is a charge upon the State. I know something of rural England, and of the terrible exigencies of existence there in former years; and as I contrast the happy, contented, well-fed, and well-dressed appearance of the New Zealand settlers' children, with the squalid, dejected and ragged urchins with whom I was familiar, I feel thankful that such a door of hope has been flung open, and only wonder that where ten families now emigrate hitherwards, there are not at least a hundred. On board a coast steamer the other day I met a man who some twenty years ago was a struggling country wheelwright in England. He came to New Zealand, and today he owns over a thousand acres of fertile land, and is rich enough to take a voyage to the old country and buy there an expensive marble monument for a lost child.

We steamed into Port Lyttleton on the day after Christmas Day, and from thence I visited the pride of all good Churchmen—the ecclesiastical city of Christ church. A railway—carried by a tunnel, costing half a million sterling, through the huge mountains which encircle the bay—runs from the port some sixty miles into the province, and some seven or eight miles along this line is Christchurch Station. I have seen nothing so thoroughly English as the farms and homesteads all along the route. English grass, English hedges, English faces, and English order everywhere. The first thing that met me on leaving the station, was a troop of eight hundred school children just off for a holiday. I stood and watched them pass by, and I did not see one ill-clad or ill-fed looking child among them. The town or city is not at all picturesque, as the whole neighbourhood is as flat as Lincolnshire. Immensely profitable, however, is the unpicturesque region, and fortunate settlers, who few years ago, became owners of two four or six hundred acre sections of the land at a nominal price, are to-day proprietors of valuable farms. As many as eighty bushels of wheat to the acre have been grown, and the only drawback to the prosperity of the place is the dearth of labour, and its consequent high cost. With wheat at only 4s. per bushel, farmers grumble sadly at having to pay 10s. per day of eight hours to their labourers. "Necessity is the mother of invention," and a new "self-binding harvester" has appeared for their relief. By means of one of these ingenious machines, a farmer can cut down and harvest about 15 acres per day. With the growing wealth of the district, there is, however, a growing power of employing even dear labour, and hence the facility with which large consignments of English emigrants are distributed. I saw in a paper to-day, the reply of a German official to an urgent application for immigrants from Taranaki. He writes: "We have none to spare from other places; all are clamouring for more immigrants." This is very significant, and should set at rest the idle reports of interested parties as to the numbers of men out of work in New Zealand. I have taken some pains to trace out the origin of such reports, and I find them to emanate from colonial failures, men who never ought to have come. Too often the old country has acted towards her colonies as if she had read a notice on their seaboard, "Rubbish shot here." Many of the immigrants cannot work. Instead of wondering that so many evil reports reach homo respecting colonial life, the mystery is that there are no more.

Leaving Port Lyttleton by a small coast steamer, we reached Wellington in about twenty-four hours, passing through much highly romantic scenery. Standing out in the bay, a few miles from shore, I noticed a large sailing vessel, and soon found it was the *Hermione*, an emigrant vessel belonging to Shaw, Savill & Co., in quarantine through fever on board. The quay at Wellington indicated the importance of the place as a leading outlet of the North Island. Intense bustle prevailed, and acres of landing space were filled with all descriptions of merchandise. I soon had painful experience of Wellington's excessive windiness. It was almost unendurable. A steam-driven tram-car, however, is ever accessible, and few people walk the streets during the heavier gales. There is little worthy of note in the town, and one wonders what were its claims to be made the seat of government. On enquiry as to the prospects of English emigrants there, I found it no exception to the rule. Work seemed everywhere in excess of workers, and no man, able and willing to use muscles or skill, need remain idle. I ought, perhaps, to qualify this uniform testimony as to the demand for labour with the fact that

this period of my visit, being of course the early summer, is necessarily the busiest time of the whole year. I think it highly probable that during the winter the excess may sometimes be on the other side, but, unlike Canada, winter in New Zealand has no terrors for the unemployed, and what is much more important, it has no terrors for the employers. Building can go on all the year long, and the actual number of men thrown out of employ must be far less in proportion than during an English winter. An obstacle to the progress of the town, is the large proportion of native population. It is all very fine to theorise about the noble savage, and I had read a strange lot of nonsense in England about the fine New Zealanders. Alas! for the nobility and grandeur. A dirty, squalid, unimprovable, and intolerably ugly generation are they, and the sooner they are all translated to the happy hunting grounds above or below, the better will it be for universal humanity. On the South Island they are nearly extinct, and hence a Dunedin and a Christchurch, but here in the North Island they bar the way to improvement. I learnt that a number of the English emigrants on board the *Hermione*, before referred to, were bound for Taranaki, and would go by a steamer the following day. I therefore resolved to accompany them as far as my next port, Nelson. I am glad to be able to testify that the appearance of these emigrants—mostly agriculturists from the West of England—was highly creditable to their nationality, and, although I heard complaints of their treatment on board in the matter of food, &c., I must say their looks betokened anything but semi-starvation.

From the "*Daily News*."

A Correspondent writes from Nelson, New Zealand:

In my two former letters I gave you an account of the prosperous condition of the labourers as I saw them in Otago, in the Canterbury settlement, and in other parts of New Zealand. My visit to Nelson has enabled me somewhat to extend my observations, and to see both the labourer and his employer in their surroundings in the field. I reached Nelson at the close of the year. I had listened to much laudation of the "Garden of New Zealand." I suppose one's eyes had become satiated with glorious scenery, for my first impression of Nelson was one of disappointment. Colonists are such inveterate puffers of their districts that no one ought to be betrayed by them into accepting their descriptions. A short time sufficed to dispel the illusion as to Nelson, and one had to accept plain facts. Nelson is a highly-picturesque region, dotted over with every variety of wooden houses. There is little pretension to order anywhere, and enterprise appears to be unknown. Persons in easy circumstances own or occupy the numberless pretty villas all along the mountain sides and valleys at their feet, and sundry traders occupying shops in rough, unfinished streets, minister to their wants. The emigration barracks occupy a good site in the Waimea road, and silently testify as to the need of the town and district for more workers. Poverty appears to be unknown, and the state of the labour market may be further inferred from the fact that a lot of fellows at work carting mould, &c., and receiving 8s. per day of eight hours, actually struck the other clay for another Is. I am afraid their demand had to be gratified. The utter unreasonableness of such extortion is at once seen when the price of provisions is remembered. Bread is the same price as in England; sugar only a trifle dearer; butter 10d. per pound; tea and coffee a shade cheaper than at home; meat, half-price or less. For instance, I went with my farmer friend to the butcher's shop the other day, and he paid 4s. 6d. for a fine leg and loin of mutton, weighing about 14lbs. I saw some splendid beef in the shop, and on inquiry I found the price of the best cuts was 6d. per pound. It is very noticeable how this cheapness of food operates on the labourers. I remember carving for a number of Berkshire farm labourers at a harvest-home feast a year or two ago, and I shall not soon forget the enormous quantities of beef and mutton which those men disposed of. The explanation was obvious; it was their annual sight of such luxuries, and they were consequently ravenous. A few clays ago three farm labourers sat down to dinner at my friend's table. There was the best of meat provided, but, oh! the daintiness of the guests! "Just a nice slice here," "Not too fat," and "Well done, if you please." No pampered diners at a London hotel could have been more particular. The explanation was supplied by one of the men—"We gets almost too much of it, sir." Just so, instead of once a year, they get the best of meat three times a day.

Wishing to see the English agriculturist at home in the country of his adoption, I accepted an invitation to spend a few days in a "bush" farm some twenty miles distant from Nelson city. A railway of a very elementary character took me about seventeen miles of the distance, and the good farmer conveyed me the remaining three miles in his primitive vehicle. I wish I could give a fair description of this romantic region. I found my friend's home to consist of a four-roomed shanty, situated in a valley surrounded with lofty hills. If he had ever been guilty of the sentimental longing for "a lodge in some vast wilderness," he must at last have gained his quest. Nothing could be more intensely lovely. His farm consisted of about a thousand acres, and he had only just entered upon it. The immense hills all around formed a part of his domain, and there, nibbling away at the short grass, and more than half hidden among the thick underwood, furze, ferns, &c., were his sheep and cows. After

a short rest we mounted a couple of small horses, and proceeded to look over the estate. Along narrow tracks we wended our ways over hills and valleys, through romantic rifts and beside trickling streams. Occasionally the thick bush altogether shut out the sun's rays for a quarter of an hour or more, and none but well-trained horses could possibly have threaded their ways through such strange intricacies. I need hardly dwell on the exquisite enjoyment of the ramble. I found myself repeatedly asking the question, "Why do not some of those martyrs to dyspepsia and nervous affections in England just take their carpet-bags in hand, and step on board the Cuzco, and in a couple of months' time find themselves in some such splendid sanitarium as this?" After an hour's ride we came upon a neighbouring farmhouse of a much better character than my friend's. Here we pulled up, and paid a visit to the orchard. Happily the wild cherries were just ripe, although the cultivated ones were pretty well over. Nothing could exceed the lavish luxuriance of the crop. Scores of trees were laden with the delicious fruit. Every farm appears to have a number of these wild cherry trees—a fruit closely resembling the English "May Duke" only with a slightly bitter smack. For cooking purposes they are superior to the English cherries. They are so plentiful as to be a drug in the market. Indeed, they do not pay to gather, and in this orchard there will probably be several hundred pounds weight left on the trees to spoil. I saw a fine tree of cultured cherries—the English "black heart" only half picked, the boughs being still laden with dried-up fruit. It is simply marvellous how lavish nature seems in the bestowment of her gifts in this bright and sunny region. But the English labourer amid it all, how fared he? Well, there was one not a hundred yards off mowing hay. I soon interviewed him, and found his position very independent. He had his own home and small farm, a cow or two, a few sheep, and three or four acres of land. There was plenty of feed all around for his live stock. When he wanted money he could always get a few days' work at one or other of the farms, and altogether the man seemed about as free from care and anxiety as the sheep and cows around him. I am afraid the level of his existence was not far removed from that of his daily associates. Your colonial settler's life is sadly material. His whole energies are spent in subjugating nature—clearing bush, and conquering brutes. English farmers, with their compact holdings, their snug cow-sheds, their roomy stables, their fenced-in meadows, and their numerous hands, know nothing of the terrible exigencies of these lonely bush farms. Every now and then a wandering fit seizes upon the live stock, and away they go for miles over the interminable hills. Only yesterday I was asked to join the farmer's son in a pursuit after a couple of runaway horses. We mounted our steeds and away we went, through the wildest, most rugged, and most picturesque scenery that I ever read of. About four miles off we found the quadrupeds munching away at a splendid field of clover, evidently enjoying it all the more because it was stolen. Another day it would be the sheep into whom the demons had entered, and over the mountains would they go and be well-nigh lost in the thick scrub. A stout lad, about such a one as an English farmer would give eight shillings a week to and grumble at the imposition, was kept well employed at eighteen shillings per week with a clever dog in guarding these wandering sheep.

I am struck with one thing in connection with colonial farmers—their appearance of being over-worked and dreadfully poor. It is the exception to find one who would compare in appearance, at least of general ease of circumstances, with the average British farmer. Their hard, horny, and shapeless fists betoken manual toil such as the Englishman is a total stranger to. And it is the same with the female portion of the household. The dearth and scarcity of labour make it necessary to dispense with as much as possible of it, and so milking and butter-making, and often far worse work, falls to the share of wife and daughters. At the farm in question the mother and one daughter did all the domestic farm work—that is, attend to the cow-yard, dairy, stock rearing, and I know not what besides. There was no servant about the house. I asked the good lady if she was not dull in such an out of the world sort of place. "Dull!" she replied, with an expression of surprise that such a question should be asked, "I haven't time even to think of such a thing." Yet she had moved in good society at home, and known most of the comforts of English life. I have ridden by the side of her daughter to a neighbouring town, and seen her with about half a hundred-weight of parcels tied to her saddle, galloping back again, apparently incapable of fatigue, and wholly independent of human help. My thoughts travelled to some young ladies of my acquaintance in London to whom it would give a galvanic shock even to listen to the story of her usual day's work, and I wondered which had most true enjoyment of life. Nay, I hardly wondered. The bright sunny-faced girl by my side left no room for doubt.

The ride by rail from Nelson to this bush region, revealed a charming succession of seemingly prosperous farm-homesteads. The town of Richmond, about mid-way, appeared to be specially prosperous. The farms had more of an English finish about them. I should imagine the happy owners had reached that stage of success when it becomes possible to indulge in the luxury of foreign help. Here it is that the English farm labourer finds his opening. Sons of well-to-do farmers learn among other things at the capital schools to which they are sent, to despise field work. None of the exhausting moil for them! So amid groaning of spirit over youthful degeneracy, the old farmer has to article his boy to some lawyer, or architect, or apprentice him to the local grocer, and hire labourers to till his fields. The young ladies also learn a thing or two at the fashionable city "College," and the dairy soon comes to know them no more. Hence the demand for dairymaids, making the

wages for such work higher than that of an educated governess. I suppose New Zealand would gladly absorb a thousand English dairy-girls to-morrow, giving them thirty or forty pounds a-year each, and their board and lodging. I mentioned that unskilled labourers at Nelson had struck for an additional shilling per day, making 9s. for eight hours. They have now got it, and more men at the same rate are urgently required.

Australia and New Zealand.

From the "Scotsman," Sept. 4th, 1878.

It is always interesting, though it may not always be profitable, for a parent to look into the books and balance-sheets of the sons that he has started in business. If they are doing well, he must have pleasure; if they seem a little doubtful, he must have anxiety; if things are all against them, he cannot be comfortable. What is true of father and sons is true of the mother-country and the colonies. At home we desire to know how they are getting on, and whether they promise to be as successful as the mother country has been. Every now and then one or other of these colonies gives an account of itself. Some colonist, desirous to further the interests of his new home, will tell us a flattering tale of its prospects, and he is gladly listened to. Still, it is well to look into the matter a little for ourselves—to confirm, if possible, his statements by undoubted facts, and to satisfy ourselves that all is well. From the Australian group of colonies many promising accounts have come, and recently New Zealand gave a particularly favourable account of herself. It may be well to see, from authentic sources, whether this account is borne out; and in order to do so a comparison may be made between New Zealand and the other Australian colonies.

The total area of all the Australian Colonies is 3,173,310 square miles, while that of the United Kingdom is only 120,830 square miles; so that they are more than twenty-six times as big as we are. No doubt a good deal of the area is not likely to be productive at any time; but it may be doubted whether, comparatively, there is as much of their surface in that condition as there is of the surface of the United Kingdom. How much elbow-room they have may be seen by the fact that, while upon our 120,830 square miles we have a population of not less than 33,000,000, upon their 3,173,310 square miles they had only a population of 2,401,715 in 1876. That is to say, they had not one inhabitant per square mile, while we had more than 273. Plainly, then, they have plenty of room to grow, and they are growing rapidly. Their population which, as just stated, was 2,401,715 in 1876, was only 1,264,954 in 1861. That is an increase in 15 years of close upon 90 per cent. In the same time, taking our population now at 33,000,000, our increase was only a little more than 13 per cent. Where the growth arose may be seen in the following table:—

It will be seen that, while New South Wales, Victoria, and South Australia have increased rapidly, the rate of their increase has been small compared with New Zealand and Queensland. In New South Wales, the increase was something over 75 per cent., and that was the largest of the three first named. But the increase in New Zealand was a little over 303 per cent., and that of Queensland was rather over 436 per cent. This is little short of marvellous, and speaks volumes for the vigour with which the Governments of New Zealand and Queensland have pushed the claims of their countries. It will be found, however, that there is a material difference between the two colonies when their condition is further examined.

Of course the Australian colonies have to raise money and to spend it; and all of them have gone further, and indulged themselves with a National Debt. Taking them altogether their gross public revenue, which was £8,166,816 in 1862, was £16,012,288 in 1876, so that it had very nearly doubled. In the same period, their public expenditure had gone up from £7,769,619 to £16,749,923. Not only, therefore, had it more than doubled, but, whereas in 1862 the expenditure was well below the income, in 1876 the income was sadly below the expenditure. As a natural consequence, the public debt had increased. It was only £16,097,070 in 1862; it had become £59,380,862 in 1876. The question will naturally be asked which colony contributed most to this growth; and the following table will give the answer:—

Colony.	Revenue.	Expenditure.	Debt.	1862.	1876.	1862.	1876.	1862.	1876.
N. S. Wales	2,273,170	5,033,828	2,135,518	4,749,013	5,802,980	11,759,519
Victoria	3,269,079	4,325,156	3,039,497	4,572,844	7,992,740	17,011,382
S. Australia	567,709	1,320,204	613,681	1,323,337	853,300	3,837,100
Tasmania	371,596	327,349	355,865	336,388	486,500	1,520,600
New Zealand	1,269,424	3,580,294	1,185,473	4,305,337	886,000	18,678,111
Queensland	346,131	1,263,263	367,317	1,283,620	123,800	6,439,250

There again we have New Zealand and Queensland distinguishing themselves. Roughly speaking, New South Wales has rather more than doubled her revenue, her expenditure, and her debt. Victoria has not grown at so great a rate in her revenue and expenditure, but has exceeded it in her debt. South Australia has rather more

than doubled revenue and expenditure, and more than quadrupled her debt. But when we come to New Zealand, we find revenue increased more than 182 per cent., expenditure more than 263 per cent., and debt more than 2,134 per cent. Queensland has, however, done more than this. Her revenue has increased more than 264 per cent., her expenditure more than 249 per cent., and her debt more than 5,101 per cent. Really these colonies are magnificent in the way of debt.

What have they to set against it? The inquirer will naturally look to the trade returns, and rightly. There he will find an answer which cannot be regarded as unsatisfactory. He will find that the total imports of the Australian colonies, which were £31,623,093 in 1862, had grown in 1876 to £45,505,083, while the exports had grown from £26,542,713 in 1862 to £43,093,920. It is plain from these figures that the Australian colonies do not yet indulge in many luxuries; and another lesson which might be brought out from the figures is, that Protection has not done much for them. But it may be well to take the colonies separately:—

Here again we have Queensland showing well in front in increase, though South Australia conies Dear to it, and Western Australia and New Zealand are also exceptionally strong. The apparently small increase in Victorian exports is accounted for by the decrease in the quantity of gold exported. Thus in 1862, of the total exports from that colony £7,611,636 was bullion, while in 1876 the amount was only £3,701,242. New Zealand sent out about £260,000 less bullion in 1876 than in 1862, but Queensland rose from £1,028 in 1862 to £1,448,731 in 1876. Plainly, then, the Australian colonies had a fair growth of trade in the 15 years between 1862 and 1876, and Now Zealand comes out very well.

But it will be wise to look a little deeper. The Australian colonies are and must be to a great extent pastoral and agricultural for many years to come; that is to say, they must look chiefly to the growth of their flocks and herds, and of their agricultural produce. Here it will be seen that their opportunities are almost boundless, and they have taken fair advantage of them. Their staple export is now wool, and it is worth while seeing how enormously that export has grown.

The teaching of these figures is, that New Zealand has developed one of her staple productions more than any other colony. Let us see what New Zealand does in the way of agriculture. The following table shows the product of wheat, barley, oats, and potatoes in each of the colonies:—

Here there is no mistake about which colony is most suited for agriculture. New Zealand gets as much of wheat per acre as is got in this country, and she far surpasses every other colony. With a soil so fertile, and with such unbounded resources, her people must have a brilliant future before them. There is, perhaps, no one of the colonies that agriculturists would despise—no one that cannot look forward with confidence to the future. But New Zealand stands out before them all as possessed of a soil, a climate, and resources which seem to guarantee prosperity.

From Sydney Morning Herald.

"Talk and action (says the Sydney Morning Herald) may be fairly said to be the characteristics of the respective railway policies of New South Wales and New Zealand. We have been told almost nightly for years in our local Parliament that railways are the cheapest as well as the best roads that can be constructed. Yet we have barely 700 miles completed, only 208 miles in course of construction, and 210 miles approved. In New Zealand, with two-thirds of our population, they have 1,100 miles opened, and over that colony there will soon be a perfect network of railways, connecting every capital, and crossing the islands from east to west and north and south in all directions. We have observed with satisfaction the rapid progress this colony is making—how it has for several years been overtaking the Colony of Victoria. But there can be very little doubt New Zealand is growing with still greater rapidity; and it does not require great prescience to foresee that a continuance of its immigration policy, concurrently with the opening up of every part of its magnificent territory by a railway, will enable it ere long to outstrip any of the Australian colonies in the race for national advancement, unless, indeed, more energy is displayed in future on this continent. Railways might be thought to be less required in a country of which no part is 100 miles from the ocean than in one like ours, extending 700 miles from the seaboard. Those who guide the destinies of New Zealand, however, evidently have a high appreciation of how progress is to be promoted; and whatever their provincial jealousies may be, they are not allowed to interfere with a comprehensive railway scheme adapted to the requirements of all parts of the colony."

Population of New Zealand, 1878.

(From the *Times*, April, 1879).

New Zealand, previously divided into large provinces, was, in 1876, divided into a large number of counties. The census of the colony by counties was taken only in March last year, and an early copy of the

preliminary report of this census has been forwarded to us, from which we glean the following results:—The total population of New Zealand, including Chinese and half-castes and persons on shipboard, but exclusive of Maoris, was 414,412. Of these, 247,617 belong to counties and 163,028 to boroughs, which by the Counties Act are not included in counties. The remainder were on shipboard and in the small islands. The North Island had a population of 158,208; Middle Island, 255,757; Stewart Island, 251; and Chatham Island, 196. The following are the names and populations of the counties, including those of the interior boroughs and excluding shipping:—Mongonui, 1,204; Bay of Islands, 1,489; Hokianga, 419; Hopson, 2,171; Whangarei, 2,906; Rodney, 3,122; Waitemata, 3,424; Eden and boroughs, 32,491; Manukai, 9,152; Coromandel, 2,053; Thames and borough, 10,375; Piako, 34; Tauranga, 1,550; Whakatane, 783; Cook and borough, 2,745; Wairoa, 809; East Taupo, 95; Waipa and part borough, 3,259; Waikato and part borough, 2,460; Raglan, 797; Kawhia, 69; Taranakai and borough, 7,369; Patea, 2,988; Wanganui and borough, 6,308; Rangitikei, 3,690; Manawatu and borough, 5,730; Hult and borough, 25,960; Wairarapa West, 7,163; Wairarapa East, 1,100; Waipawa, 4,721; Hawke's Bay, 9,559; Sounds, 570; Marlborough, 6,117; Kaikoura, 782; Waimea, 13,641; Collingwood, 1,477; Buller, 3,557; Mangahua, 2,970; Gray, 7,767; Westland, 11,606; Amuri, 458; Cheviot, 117; Ashley, 12,842; Akaroa, 4,364; Selwyn, 50,720; Ashburton, 6,123; Geraldine, 13,164; Waimate, 4,269; Waitaki, 11,595; Waikouati, 10,826; Peninsula, 2,195; Taieri, 41,318; Bruce, 6,814; Clutha, 3,731; Tuapeka, 7,109; Maniototo, 2,801; Vincent, 3,937; Lake, 3,533; Southland, 16,315; Wallace, 3,261; Fiord, 13; Stewart Island, 245. The following are the populations of the principal boroughs:—Auckland, 13,758; Wellington, 18,953; Nelson, 6,604; Christchurch, 13,425; Sydenham, 6,510; Dunedin, 22,525; Invercargill, 3,761. The provincial districts are still retained for certain purposes, and their populations on the date mentioned were:—Auckland, 82,661; Taranaki, 9,463; Wellington, 51,069; Hawke's Bay, 15,015; Marlborough, 7,557; Nelson, 25,128; Westland, 16,932; Canterbury, 91,922; Otago, 114,469. The number of Maoris has not been taken apparently, but the Chinese have been carefully registered, their number being 4,382, of whom only eight are females. Of this number 3,824 are in the counties, and 558 in the boroughs. There were 1,932 half-castes. The counties are further divided into ridings, these into highway districts, and these, again, into localities varying in population from three or four to a few hundreds. There are, besides, electoral districts, which correspond pretty nearly to counties; and it would be a good thing if the New Zealanders did not follow the vicious example of the Australian colonies, which have so many divisions for various purposes; one well-considered division of the land into some such units as counties ought to serve for all public purposes; but the counties, pastoral districts, electoral districts, municipal districts, police districts, and census districts of some of the Australian colonies are utterly confusing, and, it seems to us, useless. The copy of the New Zealand census sent us is well printed, and the arrangement is clear and intelligible.

Agriculture in New Zealand.

The following letter, from an English county paper, will be interesting to our readers:—

SIR,—In prefacing this letter to the farmers and others in your part of the country it would be as well if I were to inform them that I was born in Shropshire, and resided for seventeen years in Cheshire and Denbighshire; and, as a great many of your readers are aware, I took the first prize in 1872 for the best cultivated farm in the Denbighshire and Flintshire Agricultural Society, and also first prize in 1876 in the Royal Manchester, Liverpool, and North Lancashire Agricultural Society for the best cultivated farm. Having so introduced myself, a few lines may interest some of my old friends and neighbours relative to this fine and rapidly-rising Colony of New Zealand, and to the chances here of getting on in the world by "all good men and true," as compared with the hand-to-mouth existence of very many holders of land in Old England. New Zealand comprises three Islands, the North, South, and Middle Islands. My remarks will be more particularly applicable to the North Island, where the major part of unoccupied or waste land is. In the Middle Island nearly all the waste land is occupied, not because it is finer land or a more congenial climate—far from it, but from one reason only; and that reason has been the unsettled state of the natives (Maoris). In the last eight or ten years the Colonial Government have had tremendous difficulties to overcome in quelling disturbances in the past, but, thanks to the firm attitude the Government of the day have taken in regard to the administration of native affairs, the Maoris at the present time are, one and all most willingly showing their allegiance to the Crown. There is an idea abroad at home, and one which I know is very prevalent, that New Zealand is infested with these Maoris. Nothing could be more absurd. The census taken last year shows a Maori population of some 40,000, male and female, scattered over the whole area of the North Island, and who, as I stated before, are on the most friendly terms with the white population. The white population of New Zealand number some 420,000, male and female, and there is abundance of room for twenty times that number. Of the 420,000 European population about 160,000 occupy the North Island. Since the introduction of Europeans and their

customs it is a noted fact that the Maoris, whose phizique and intellectual power I believe far exceed that of any other savage race in the whole universe, have been rapidly dying out. The Maoris are represented in the Parliament of New Zealand by members of their own race, elected by themselves. It will be easily understood how it is that the vast tracts of splendid country in the North Island have been locked up for so long a period: the natives would not sell their land, and hence the non-settlement of it up to the present time; but the power of the natives now is absolutely gone, never more to return. Since I have been in New Zealand, I have had the honour of an introduction to the Hon. the Attorney-General and Minister of Emigration (Robert Stout, Esq.), and also to J. McKerrow, Esq., Assistant Surveyor-General. From these gentlemen I find that the deferred payment system in this Island would be one of very great benefit to farmers in North "Wales, Cheshire, and Salop; that is, if they wished to better their position. Splendid blocks of land recently purchased from the natives by the Government of New Zealand are open for occupation in farms of from 50 to 320 acres, and many more will soon be open. Any adult person, male or female, above eighteen years of age, can take up an allotment. The conditions are personal residence on your land after the first six months for a period of six years, with certain improvement clauses, as to building a house and cultivating one-fifth of the land within that time; the rent, which is really so many instalments of the price of the land, is 6s. a year per acre, or, in other words, a total of £3 per acre, with ten years to pay it. At the expiration of ten years you then obtain your own freehold, with title direct from the Government; or, if you choose to pay the balance at the end of six years' residence, the Crown grant is issued then. Regarding the house, it may be mentioned that houses are almost entirely of timber in this country, and are run up in a few weeks at most. They are very comfortable and neat, and a weather-boarded house of five rooms, with brick chimneys, costs about £200, and is much more comfortable than brick and stone. As for outhouses they are not wanted so much in this country as in the Old Country, as cattle, horses, and sheep remain out on grass all the year round. Fencing, which usually consists of posts with top rail, wire and ditch, costs from 20s. to 25s. per chain of sixty-six feet, and the half of this, where the fence is a common boundary, is paid by the adjoining settler. There are no tithes or taxes such as are common in England. The only direct charge is for road rates, which by law cannot exceed 1s. in the pound on the annual value. These are levied by the local Road Boards, and the rates are subsidised by Government for the maintenance of the district roads. The Road Boards are elective, and so the settlers have complete control both of rates and their expenditure. The land is of the finest quality, and is suitable either for grass or tillage, being two or three feet deep of rich loam, and never having had a plough in it. Not like the Old Country, you will not need to expend a penny in manuring the land out here for many years, it being so very rich and deep. Stock of all descriptions are much less in price here than in England, so that the capital required for working a farm is much less. You can do what you like with game on your land. Game indigenous to this country is plentiful, comprising the wild pigeon (a beautiful bird), the kaka (excellent eating), the woodhen, the wild turkey, the paradise duck (a large and beautiful bird), teal duck, grey duck, blue mountain duck, and bittern, and there are also pheasants in abundance, hares, rabbits, &c. With regard to crops, I have made very searching inquiries, and I find a fair average to be: Wheat 30, oats 45, barley 35, and Indian corn 60 bushels to the statute acre; potatoes 10 to 20, swedes 40, and mangel wurzel 40 to 50 tons to the statute acre. With regard to the climate of the Island, nowhere could it be more salubrious. Grapes, quinces, nectarines, peaches, &c., grow luxuriantly in the open air. There is nearly always a temperate breeze blowing over the Island, making it one of the most healthy places in the world. Snow is not seen from one end of the year to another, albeit that you may see it occasionally on the mountain tops, but never on the undulating land.

In a year or two a perfect network of railways will traverse the length and breadth of the Island, which will convey the farmers' produce to the nearest port at a very moderate cost; and seaports are numerous on the east and west coast of the Island. The cost of living for a farmer's family, while he is getting his house ready, would be very trifling, and there is plenty of accommodation in Auckland and other towns—towns having a population of 5,000 to 30,000 people. The voyage is a mere eighty or ninety days pleasure trip; and I doubt not but arrangements might be easily made for a vessel to be ready at Liverpool to bring you out, supposing a sufficient number would join to come out together; and I can only say to you that you will never regret your journey, for in ten years time your farms, which you will have paid £3 an acre for, will be your own, and will be worth at least £12 to £15 an acre, besides you would get a good living off them during that period; and all improvements you make on your farm you and your family will reap the benefit of. A word to the agricultural labourers with families, and to single men and women: A married man with a family on a station (or what you would call an out-farm) has a cottage or lodgings and £80 a-year, and as much really good food as he can consume, fresh butchers' meat three times a day if you choose; single men receive 20s. to 25s. per week and board and lodging, and single girls as servants 12s. to 25s. per week, cooks 30s.; bricklayers and carpenters, for whom there is great demand, 14s. to 15s. per day; pick-and-shovel men 8s. to 10s. per day of eight hours. I intend to have a farm on one of the many blocks of fine land shortly to be in the market; and I say to you all, come and join me on the same block, and lose no time, for I am just as sure as the night follows the day that

you will be ever grateful for coming out I could go on eulogizing the great and many benefits which this country offers to men of small capital, but it would be superfluous.

Pauperism is a thing that is not known here, every one seeming to me to be in a prosperous condition. All sorts of provisions are cheap, and of the best quality. The 4lb. loaf is 6d.; tea, 2s. to 2s. 6d. per lb.; sugar, 4d. to 6d.; potatoes, 5s. to 6s. per cwt.; beef, 4d. to 5d.; mutton, 3d. per lb., so that you see that a great many of the above-named articles are much cheaper than in the Old Country. Clothing and boots are about the same. A very noticeable and happy feature in the social state of the country is the well-to-do appearance which is conspicuous on the very faces of the people, with plenty of work, good wages, and good food. The temptation to crime and burglary, so unfortunately prevalent in the old crowded countries of Europe, are a-wanting here, and it is a fact, which cannot be gainsayed, that life and property are much more secure here, owing to the total absence of a criminal class. And I must not conclude this letter without mentioning that the great boon of free education is open to all. The child of the merchant, the farmer, and the labouring man all sit at the same desks, taught by the same masters, and are in every respect treated alike, Government paying all salaries and providing school buildings. And there are higher schools and colleges where the main part of the expenses are paid by Government, the fees being so much less than are common in England for such high-class education. I shall be glad to answer any letters, and should any of you be in London you will be very courteously received by Sir Julius Vogel, K.C.M.G., Agent-General for New Zealand, 7, Westminster Chambers.

I am, &c.,
JOSEPH KENNERLEY.

Wellington, New Zealand,

5th Dec., 1878.

January 15th, 1879.

SIR,—As an advocate of the Labourers' Union I feel it my duty as an old Unionist to write a few lines to you to give you some information of this colony—to say, in short, I believe there is no other country under the sun that is doing so much for working men as New Zealand at the present time. Good labourers are in great demand, as you will see by the newspaper I sent you. Thousands of good agricultural labourers could find immediate employment. I am sorry to say very few good farm labourers come here in comparison with what is needed. There are too many drunkards and idle men find their way to this colony. Times are very good in New Zealand now, and it is a man's own fault if he does not soon become his own landlord. I see all those that have been here two, three, and four years have nice cottages, with a quarter of an acre of land. I think the thing that is greatly needed is that some person, who knows what the colony is, should be appointed by the New Zealand Government to go through the various farming districts and select the right sort of emigrants, and enquire into their characters, and I am sure they could find employment on arrival with high wages. I am thankful I ever came to this colony, for here I can bring up my children to my wish. Here is plenty of work. Labourers get from 7s. up to 10s. per day, and provisions are rather dearer than at home. I oftentimes wish I had a power over the English labourers. I would be right glad to send them from the land of starvation to the land of living and liberty; but I believe thousands more would come if they only knew the real state of the colony, but some that are informed at home are so unbelieving that they will not venture the journey, and will rather stop and live in serfdom as they are so accustomed to it from their birth up, and they never know what true liberty is; but I trust the day is fast approaching when men shall know the value of their only commodity that they have to dispose of. Working men here have a knowledge of their worth, and they take good care not to spend their strength for nought. Servant girls are in great demand at high wages. The climate of New Zealand is splendid. We have no sharp frost here like at home; I never have seen no snow yet only on the high mountains. I have been here two years, and when I landed I had £2 in my pocket and a wife and one child to provide for and make a home for them with my little money. I well knew I was in a distant land, so with God's help I turned up my shirt sleeves and went into work as a bricklayer's labourer. I soon got out of work at that, as most every house is built of wood in this north island. I then went into the bush as a bushman or anything that came first, as that is what all classes should do when they come, and I soon saved a bit of money, and bought a bit of property, and since I bought it property has rose in value so much that now I am worth as many hundreds of pounds as I was worth pounds, when I came two years ago. This is how I have succeeded in New Zealand, and I am glad to say I am not the only one by hundreds. I can assure you every man that tries gets rewarded here for the efforts he uses. I

used to be the secretary of the Copthorne Branch, and when I left it there was 29 members. I know not how it has succeeded since, as I hear very little of the Union. But, may the Union grow in spite of all her enemies, and it will one day, I am sure, secure for her members such freedom as at the present British labourers are ignorant of. I could tell you much more. I could almost fill a newspaper concerning this colony, and would be glad to do it if it would have any influence on British labourers. So I trust you will accept this short epistle, and if it is of any service to the Union by advertising it, you are fully justified in doing so. Trusting it might have a power on the working man. So no more. Wishing the Union every prosperity.

Edward Arnold.

Ruripuni Post Office,
Winterton, Province of Wellington, New Zealand.

The following letter has been received from Joseph Farley, who emigrated to New Zealand, by the ship "City of Auckland," in July, 1878.

My dear Friends,—I write to you all, as I promised to let you know what sort of a country this is. We got safe over; we had a splendid voyage. We were 90 days coming and I have been in the colony eight days, and by what I can see, a man is only wasting his time to stop in England. I have eaten more mutton and beef since I have been here than I should have had for months there. We have got a comfortable place, both together. My master kills a sheep every week; he sells three-quarters at 2 ½d a pound, and keeps the rest himself. Beef is 4d. to 5d. per pound. The sheep are 9s. each, and you can get a bullock for £12, as you would have to give £30 for at home. We are both together; my wife helps the mistress, and I help the master. Our wages are 30s. a week and all found. I saw a lot of single men harvest from £1 to 25s. a week and all found. There are no poor people here, but drinkers; and beer is a shilling a quart, but when a man gets 8s. a day he don't mind that. A man don't work hard here; he goes at eight and leaves at five. I feel quite at home. I must leave off now, but I will send another soon.

From your true friend,
Joseph Farley,
at Mr. Parsons',

Rukatapu, Hawkes Bay, New Zealand.

New Zealand as a Field for Emigration.

To the Editor of the "*Northern Echo*:"

SIR,—As an old North Countryman who settled here twenty years ago, and who recently came back to the colony after a visit to Darlington, permit me to say a few words as to the distress said to be prevailing in New Zealand. Although I have as good an opportunity as any person here of ascertaining its existence, if it had any, I know of none excepting such as may have been caused by drunkenness or misconduct—none caused either by want of work or misfortune. The unfortunate are not allowed to suffer distress here. Although we have no workhouses or poor rates we have benevolent institutions supported by voluntary contributions, subsidised by the Government. The committee of the Dunedin institution met yesterday. I was present, and so can vouch for the fact that not a single new application for relief was preferred. I know of no man out of work who is willing to work, and I have no hesitation in saying that if all the honest, steady and industrious unemployed working men who are now walking the streets of Darlington were landed in New Zealand to-morrow they would all find employment—not, perhaps, at their own particular trade—but they would find employment such as would place them for beyond the reach of anxiety or want. Now, I have not the slightest personal interest in making this statement: I have no connection with the Government in any way, and you know that I would be one of the last men to "do or say anything that would mislead my unfortunate fellow-men. I have always said, and I say still, that if a man is comfortably placed at home among his friends let him remain there, for, as some minds are constituted, it takes a large amount of prosperity to give an equivalent to them for the anguish experienced in severing the ties of family and house; but when employment fails, and such a field as New Zealand offers is presented to the true man or true woman—helpmeet of man—then I say it is a folly to hesitate. I feel my blood almost boil with indignation when I read in your letter that it is reported that many of the single girls who have been sent out have had recourse to the streets on their arrival in consequence of their not having been able to

procure employment. Nothing can be further from the truth. There is abundant employment for women in many branches. Any girl can have from £20 to £30 per annum as a domestic servant, even if she had never been in service before. Servants cannot be had, and I know for a fact that on the day when girls who have arrived by the recent emigrant vessels were open for engagement not only have all the girls been engaged, but that many (in the case of the last two ships, I believe, thirty or forty) persons who were in search of domestics had to leave the depot dissatisfied, being unable to obtain them. Dressmakers are not to be had. My wife and daughters have had to wait five weeks before their dresses could be made. Washerwomen get 5s. per day and food, and cannot be had when wanted. I write these few remarks for publication, and send you my name and address, not for publication; but if any of your unfortunate fellow-townsmen should be induced to come out here through anything contained in these remarks, my name and address can be given them, and I am quite willing to accept all the grave responsibility of the situation.—Yours, &c.

A. H. Ross.

Dunedin,

January 1st, 1879.

P.S.—I saw W., who left Darlington two years ago, in Napier last July. He has lost a son and daughter since he came out, but he is doing well. One of his daughters is married, another is to be married next month, and a third (if being courted goes for anything) will not be long in following their example.

New Zealand Emigration a Governmental Duty.

To the *Editor of the Birmingham Daily Post.*

SIR,—As I have ever found in your columns a true sympathy with the claims and yearnings of our common humanity, I venture to solicit space for a few thoughts which have been suggested by what I have seen in New Zealand and heard from England. You appear to be passing through a season of deep social depression. Business is stagnant, and myriads of your breadwinners are at their wits' end to know how to keep the wolf from the door. It is idle to speculate as to the causes of the depression. I prefer suggesting a remedy. As I push my investigations here as to the general welfare of those who have immigrated during the last few years, I am repeatedly forced to enquire, "Why are not tens of thousands of those hungry toilers sent over here under wise management and at the public expense, to develop the hidden wealth, and to share the abundant food?" In a Nelson paper of only yesterday's date I saw an advertisement of two hundred legs of mutton, averaging nine pounds each, for one shilling and threepence each. The remaining portions of the sheep would be melted down for tallow. In the same paper there were, only a few days ago, advertisements for labourers—pick-and-shovel men—that is to say, mere unskilled labourers—at nine shillings per day of eight hours. Now, sir, putting these two things together, and then looking at them in the light of the sad statements in your English journals, how is it possible to avoid the conclusion I have suggested by the heading of this communication? By building workhouses and establishing a Poor-law Board, Government recognises an obligation towards the people. Why should not that sense of obligation lead to an infinitely better mode of relief, such as the removal of people from one part of the realm where workers are in excess of the work, and eaters are in excess of the food, to another part, where the conditions are exactly reversed. And this is all that emigration to our colonies really means. It is in no sense a British loss, but rather a clear gain. The home starveling, without power of purchase beyond the barest necessities of life, becomes out here not only a consumer of twice as much food, but a purchaser of three or four times as much furniture, clothing, tools, and all other home manufactures.

In the vessel by which I came out there were several New Zealanders who fifteen or twenty years ago were poverty-stricken Englishmen, utterly destitute of spending power, but what were they then? Prosperous merchants and landowners returning from the old country laden with costly purchases. One successful fellow had bought machinery to the extent of some thousands of pounds. Another had actually engaged a lot of London house decorators to come out and finish off, in first class style, a fine mansion which he is building here. A third had ordered an expensive marble tombstone to go over his son's grave. And so on all through the ship. I should say the purchases of that one ship's passengers would be more than a hundred thousand pounds' value; and the probability is that, a quarter of a century ago the same men would not have been able to buy a hundred thousand farthings' worth. It is easy, therefore, to calculate the probable returns which would flow from an outlay of, say, a million sterling on emigration. Ten thousand Englishmen might be taken from their poor famished English homes, where they are without the power to buy a shilling's worth of Birmingham

manufactures from year's end to year's end, and, removed to New Zealand homes, where with two or three pounds a week coming in, and only one going out for absolute necessities, they could indulge in a set of tools and a score of other useful articles, which would be sure to come from Birmingham, Sheffield, or Manchester.

One hears a good deal of the "Imperial" policy of your present Government, and Reuter's telegrams tell us what it means—millions upon millions of the nation's wealth being fooled away in military expeditions to Cyprus, or Cabul, or Natal, and thousands of Englishmen being killed either by unhealthy climate or infuriated savages. There may be something sublime in all this, perhaps, but unless Birmingham men are sharing in the moral paralysis which seems to have stricken down the manhood of the rest of the British public, leaving them the helpless victims of a political charlatan, I hardly think it possible they can have been brought to realise the sublimity. As an Englishman, pretty well acquainted with the working populations of England, I am wondering how much longer the present disastrous regime is going to last, and how much further towards destruction the millions of "dumb-driven cattle" called the British public are willing to go. If I were an anarchist I should be content to wait, but as I do not believe in doing evil that good may come, I suggest the safety-valve of State emigration. I shall be thankful if someone at home is found willing to take up the suggestion. Why should not some of those lumbering absurdities, your war ships, be employed in emigration work? The ennui-devoured loiterers on board might thus experience the new sensation of being of some use in the world. An idle and surfeited aristocracy would be much more tolerable if its younger branches were thus employed in useful service.

Arthur Clayden.

Nelson, N.Z.,

March 6th, 1879.

Extracts from the Reports of Immigration Officers in New Zealand.

WELLINGTON,

January, 28th, 1879.

There is a great demand for labour of all classes, especially in the district between Foxton and Patea, so that I have no doubt that all who arrive before the winter sets in, will find immediate employment.

NELSON,

31st December, 1878.

Of the sixty-two landed at Nelson, thirty were single women, and they readily found employment within a few days of landing, at good wages.

BLENHEIM, MARLBOROUGH,

31st December, 1878.

The only immigrants received during the quarter were those by the "Edwin Fox" to Nelson and transhipped to here. They were fifty-four in number, classed as follows:—Nine married couples, nineteen single men, nine single women and four children. The men were all agricultural labourers, and the single women domestic servants. All found employment within a few days of arrival, and double the number would have been readily absorbed.

NEW PLYMOUTH,

9th January, 1879.

I have the honour to report for the Hon., the Minister for Immigration, that during the quarter ending 31st December, 1878, one hundred and fifty-eight (souls) immigrants arrived. They all found employment within three or four days after arrival. There is still great demand for labour. Bush falling, road making and harvest. Carpenters are in great demand. Thirty single girls would find no difficulty in obtaining situations. Wages very high for every calling. Provisions and clothing very reasonable. I don't think there is one immigrant who regrets having come here. The prospects for every class are better than I have known since I have been here, now, nearly twenty-one years.

INVERCARGIL, SOUTHLAND,

6th January, 1879.

The demand for labour continues fair, and the whole of the immigrants by the ship "Waitára," which arrived at the Bluff Harbour on the 5th day of December, 1878, were disposed of in seven days.

NAPIER, HAWKE'S BAY,

4th January, 1879.

All the immigrants found employment shortly after arrival, the single women and men used to farm work being eagerly sought after; married people with families are objected to, unless the children are old enough to work, and then they seldom accompany their parents.

DUNEDIN, OTAGO,

3rd January, 1879.

During the period embraced in this report, the following ships arrived with immigrants from Britain, viz: The immigrants by the above-mentioned ships proved suitable for our requirements, being chiefly composed of farm servants and female domestic servants, and having arrived at the proper season the demand was very good.

Out of every ship there were about sixty immigrants forwarded to Oamaru district and were readily absorbed. The demand for the farming class of servants continues unlimited.

The following are the rates of wages ruling on the 31st December, viz.:—

There is no demand for the following, viz.:—Engineers and Engine Fitters, Boiler Makers, Blacksmiths, Printers, Tinsmiths, Iron-Moulders, Bakers, Dressmakers, Clerks, and such men as do not profess any calling or profession.

Canterbury,

31st December, 1878.

During the quarter ending December, 1878, the following ships have arrived with immigrants, viz.:—The "Waitangi," "Hydaspes," "Opawa," and "Marlborough," conveying 1,275 souls, equal to 1,125 statute adults, classified as under;—

The class of immigrants were very suitable for the requirements of the Colony, and met with ready employment.

Summary of Returns Supplied by Immigration Officers Throughout the Colony, Showing the

Rate of Wages and Prices of Provisions in Each District on 1st January, 1879; the Italic Figures Are to be Read For no Demands.

Trades, &c Auckland. Napier. Nelson. Hokitika. Taranaki. Blenheim. Wellington. Christchurch. Timaru. Dunedin. Invercargill. Bakers. day. week and found No return received. week and board. day. week. day. Blacksmiths 5/- 7/- 25/ 40/- 7/- 9/- 20/- 20/- day 10/- 12/. — 8/- 9/- 70/- 80/- day 10/- — Bookbinders 10/- 14/- 10/- 12/- 91- 10/- 10/- 12/- 10/- 12/- 10/- 12/- 10/- 12/- week. 12/- 14/- 9/- 10/- Brewers 7/- 8/- 8/- 12/- 8/- 10/- — 10/- 12/- 10/- 11/- 8/- 10/- 50/- 60/- 9/- 10/- — Bricklayers 7/- 10/- 8/- 10/- 7/- 9/- — 10/. 12/. — 10/- 12/- 50/- 60/- 10/- 12/- — Brickmakers 10/- 12/- 10/- 12/- 10/- 12/- 10/- 12/- 10/. 12/. 10/- 12/- 9/- 12/- 12/ 14/- 12/- 14/- 12/- 15/- Butchers 7/- 8/- 8/- 70/- 7/- 9/- week, 10/- 12/- 8/- 10/- week, 9/- 10/- 8/ 10/- 10/- 12/- — - Carpenters 6/- 10/- 25/- week. 30/- 7/- 8/- and found. and found. Cabinetmakers day. 40/- 60/- Carters and Wagoners .. 9/- 10/- 10/- 12/- 9/- 10/- day. 9/- 10/- 40/- 70/- 8/- 10/- 6/- 10/- 8/- 10/- — Coach builders 9/- 10/- 10/- 12/- 9/- 10/- 10/- 12/- 11/- 12/- 10/- 12/- 10/- 12/- 12/- 14/- 10/- 12/- 12/- 14/- Coal Miners 5/- 7/- 8/- 6/- 8/- 10/- 12/- week 10/- 12/- 10/- 12/- 10/- 12/- 12/- 14/- 10/- 12/- — Coopers 9/- 10/- 12/- 9/- 10/- 40/- 45/- Engineers 6/- 8/- — 9/- 12/- day. 7/- 8/- — 7/- 8/- 8/- 10/- 8/- 10/- — Engine Drivers — — 9/- 10/- 10/- 12/- 10/. 12/- 10/- 12/- 10/- 12/- 12/- 15/- 10/- 12/- — Founders 9/- 10/- — 10/- 12/- — — 8/- 9/- 10/- — Gardeners — — — — 8/- 10/- — — Masons 8/- 9/- — — week. — Moulders, Iron 6/- 7/- 8/- 6/- 8/- — 10/- 12/- — 50/- 60/- 12/- 14/- — Millers 12/- 14/- — 10/- 12/- — — — 8/- 10/- — day — Miners — — — 10/- 12/- — 10/- 12/- 12/- 15/- — — Painters, House 8/- 10/- — 7/- 9/- 7/- 9/- 7/- 8/- 7/- 8/- 7/- 8/- 7/- 9/- 8/- 10/- — " Coach gold. 10/- 12/- 10/- 12/- — 9/- 12/- 9/- 10/- 12/- 14/- — Paperhangers 8/- 9/- — 12/- 20/- — — — — — — — — Plasterers 8/- 10/- 8/- 10/- 9/- 10/- week. Plumbers 9/- 10/- 10/ 12/- 9/- 10/- 10/- 12/- 10/- 12/- — 9/- 10/- 50/- 60/- 9/- 10/- — Compositors 8/- 9/- 8/- 10/- 8/- 10/- — 7/- 8/- — 7/- 8/- — 8/- 10/- — Pressmen 11/- 13/- — 10/- 12/- 9/- 10/- 10/- 12/- — 8/- 10/- 10/- 12/- 10/- 12/- 10/- 12/- Lithographers 8/- 9/- 10/ 12/- 10/- 12/- 10/- 12/- — 10/- 12/- 9/- 11/- 10/- 12/- 10/- 12/- — Ropemakers 50/- week or 10d. to 1/per 1000. 60/- week. 8/- 10/- 9/- 11/- 10/- 12/- — 10/- 12/- 8/- 10/- 8/- 10/- 11/- 12/- Saddlers, &c 50/- 60/- 8/- 10/- — 10/- 12/- 10/- 12/- 10/- 12/- 9/- 11/- 14/- 16/- 14/- 16/- Sailmakers 50/- — 8/- 10/- 10/. 12/- week 10/- 12/- 10/- 12/- 10/- 12/- 10/- 12/- week. 10/- 12/- — 7/- 8/- — — 44/- 54/- 10/- 12/- 10/- 12/- 12/- 15/- 60/- 100/- 10/- per or ½ 1000. — 5/- 8/- — 7/- 9/- — 8/- 10/- 11/- 15/- 10/- 12/- 60/- 80/- 10/- — 10/- — 6/- 8/- — 10/- 12/- 12/- 15/- — 10/- — — 10/- 12/- — 8/- 10/- — 10/- 12/- — 9/- 12/- 10/- 12/- 10/- 12/- 10/- 12/- 12/- 15/- 10/- — — 8/- 10/- — 8/- 10/- — 8/- 10/. — — 10/- 12/- 10/- 12/- 10/- 12/- — 12/- —

Trades. &c. Auckland. Napier. Nelson. Hokitika. Taranaki. Blenheim. Wellington. Christehureh. = Timarn. Dunedin. Invereargm, Shoemakers 6/- day. 10/- 7/- 10/- 8/- 9/- No return received. 8/- 10/- 10/- 42/- 12/- week. — 8/- 10/- 9/- 12/- 10/- — Surveyors 10/- 14/- 15/- 20/- 15/- 20/- demand for good men. — — 50/- 40/- 12/- 14/- — Slaters — — — — — — — — 8/- 11/- — — — Tailors per log and extras. week. week. Tailors 10/- 8/- 10/- 8/- 9/- 60/- 65/- 10/- 22- 8/- 11/- 10/- 12/- 10/- 15/- 60/- 70/- — Tanners 7/- 8/- — 7/- 9/- — 10/- 12/- — 8/- 10/- — day 10/- 12/. — Turners, Iron — — — — — — 8/- 10/- — — — " Wood — — — — — — — — 8/- 10/- — — — Watch and Clock Makers 12/. 14/- 12/- 10/- 14/- — 10/- 15/- — 10/- 12/- 9/- 12/- 12/- 14/- — Wheelwrights — 10/- 12/- — — — 10/- 12/. 8/- 10/- — — — General Labourers 5/- 6/- 7/- 8/- 6/- 8/- 7/- 8/- 7/- 8/- 7/- 9/- 6/- 8/- 7/- 8/- 7/- 8/- 8/- 10/- week and found. week and found. week and found. week and found. Ploughmen 15/- 20/- 20/- 25/- 6/- 8/- 15/- 20/- 20/- 25/- £45 £60 £52 £60 20/- 25/- £55 £60 20/- 25/- Shepherds Do. 20/- 5/- 7/- — 20/- 25/- £50 £65 £52 £60 £70 £80 £55 £60 £60 £65 annum. year. // Married Couples 25/- 28/- £65. £80, £50. £70. £50 £70 25/- 30/- £60 £70 £60 £70 £70 £85 £75 £80 £6 £80 General Farm Hands 12/- 15/- 20/- week. 6/- day. 8/- 7/- 8/- 20/- 25/- £40 £55 £30 £52 20/- week. 25/- £52 £55 20/- week 22/6 per day. week week. day. Shopwomen 5/- 8/- — 5/- 30/- 40/- 25/- 50/- 30/- 60/- 4/- 7/- 30/- 50/- 50/- 70/- — Dressmakers 2/6 4/-

30/- 40/- 2/6 4/- 30/- 40/- 40/- 80/- 15/- 40/- 3/- 5/- 10/- 50/- 80/- 110/- 30/- 50/- Milliners
3/- 5/- 30/- 40/- 2/6 4/- 30/- 40/- 40/- 60/- 20/- 60/- 7/- 10/- 12/- 50/- 70/- — Needlewomen 2/-
4/- 2/6 3/6 2/6 3/- 30/- 40/- 10/- 25/- 20/- 30/- 4/- 6/- 10/- 40/- 25/- 18/- 30/- Machinists ¾
8/- 25/- 30/- 2/6 3/- 30/- 40/- 10/- 25/- 21/- 30/- 3/- 4/6 15/- 38/- 30/- 15/- 30/- Cooks
..... 12/- 14/- 12/- 14/- 12/- week. 15/- 10/- 12/- 12/- 15/- £30 year. £40 £25 year. £40
£30 £35 £50 £52 15/- £30 20/- year. £40 week. Dairymaids 10/- 12/- 10/- 12/- 8/- 10/- 10/-
15/. 10/- 12/- £25 £30 £25 £30 £25 £30 £35 £40 Housemaids 8/- 10/- 10/- 12/- 8/- 10/- —
10/- 12/- £26 £30 £20 £30 £20 £25 £20 £25 10/- 15/- Nursemaids 6/- 8/- 8/- 10/- 8/- 10/- —
6/- 8/- £16 £20 £20 £30 £20 £25 £15 £20 8/- Laundresses 12/- 14/- 5/- per day 8/- 10/- —
10/- 12/- £26 £35 £25 £30 £30 £35 £50 £52 — General Servants 10/- 12/- 10/- 12/- 10/- 12/- 7/-
10/- 10/- 12/- £26 £35 £25 £25 £35 £30 £35 £30 £40 Provisions — — — — —
— — — — Bread, 4lb. loaf 6d. 7d. 8d. 10d. 6d. 7d. 9d 8d. 10d. 6d. 7d. 6d. 6 ½d. 4 ½d 5d. 5d.
6d. 8d. Beef, per lb 3 ½d 6d. 4d. 6d. 5d. 6d. 3d. 5d. 5d. 6d. 5d. 6d.. 3d. 6d. 5d. 8d. 3d. 6d.
3d. 10d. Mutton " 2 ½ d 4d. 3d. 6d. 4d. 5d. 2 ½d. 5d. 3d. 4d. 3d. 5d. 2d. 3d. 2d. 6d. 2 ½d. 5d. 3d. 6d.
Butter " 1/- 1/3 1/3 2/6 9d. 1/- 9d 1/- 1/- 1/6 1/- ½ 10d 1/- 1/- 1/6 10d. 11d. 10d. 1/10. Tea "
..... 2/- 3/- 3/- 2/3 3/6 2/2 4/- 2/6 3/6 2/- 3/- 2/- 39 2/- 3/- 2/- 2/2 3/- 36 Coffee,
1/6 1/8 1/8 2/- 1/7 1/10 17 2/- 1/6 1/6 2/- 1/6 2/3 1/6 2/- ¼ 1/6 2/- Sugar " 4d. 5d. 5d.
6d. 5d. 7d. 4d. 6d. 4d. 6d. 4d. 5d. 4 ½d 7d. 4d. 7d. 4d. 5d. 5d. 6d. Cheese " 9d. 10d.
1/- 8d. 10d. 9d. 1/- 1/- 9d. 1/- 7d. 9d. 9d. 1/- 7d. 9d. 10d 1/3 Potatoes, cwt 6/- 7/- 5/- 6/- 5/- 7/- 5/-
6/- 5/- 6/- 6/- £2 £3 ton. — 5/- 6/- 8/- Clothing, per cent. over English retail prices 50 75 20 20 30 25 30 20
25 25 30 25 30 50 25 20 45

Statistics Taken from a Paper Read by Sir Julius Vogel, at the Colonial Institution, 19Th March, 1878.

I give you a statement prepared by Mr. Hayter, the Government Statist of the Colony of Victoria, of the average yield per acre of the principal crops during the six years ending 1876, in the Australasian Colonies, excepting Queensland, where complete returns are not made:—

A more complete Colonial return, but only for two years, I borrow from Mr. Giffen's valuable Report to the Board of Trade:—

STATEMENT OF THE ESTIMATED AVERAGE. YIELD PER STATUTE ACRE OF THE PRINCIPAL CORN CROPS, AND OF POTATOES, IN VARIOUS BRITISH COLONIES.

YEARS COLONIES. (ended 31st March in some Colonies). WHEAT. BARLEY. OATS. MAIZE. POTATOES Bushels. Bushels. Bushels. Bushels. Tons. New South Wales { 1874-75 12·9 17·3 16·3 30·5 2·8 1875-76 14·7 20·5 18·7 29·0 2·0 Victoria { 1874-75 14·6 21·0 18·5 15·9 3·5 1875-76 15·5 22·2 21·9 15·8 3·4 South Australia { 1874—75 11·7 15·2 14·7 — 3·7 1875-76 12·0 14·1 16·7 — 4·5 Western Australia 1874-75 12·0 16·0 16·0 15·0 3·0 Tasmania { 1874-75 18·5 24·5, 26·8 — 3·7 1876-76 16·4 27·8 25·4 — 3·5 New Zealand { 1874-75 28·2 29·4 35·2 — 5·2 1875-76 31·5 35·9 38·0 — 4·9 Bushels. Natal { 1874 12·6 8·0 — 12·7 24·1 1875 10·8 13·2 — 12·1 64·4 Cape of Good Hope ... { 1865 6·9 8·9 — 6·5 — 1875 8·9 15·4 — 8·5 41·2 Dominion of Canada: Ontario 1871 10·4 98·1 Quebec " 8·5 141·0 New Brunswick ... " 10·8 Not stated. Not stated. Not stated. 137·6 Nova Scotia " 11·8 105·7

From the same source I give you the average returns from foreign countries. Mr. Giffen does not state the average for the United Kingdom:—

Statistics of Agriculture.

Average Yield per Acre of Yield of COUNTRIES. Year. Acres under crops and grass. Potatoes Eye. Beans and Peas. Buckwheat. Cotton. Sugar. Vineyards Bare fallow. Permanent artificial Grass. Grass for Hay. Tobacco. Wheat, Barley and Bere. Oats. Maize. Bushels Bushels Bushels Bushels Tons. Bushels. Bushels. Acres. Acres. Acres. Acres. Acres. Acres. Grass Acres. Great Britain 1875-6 31,544,081 27.5 — — — — — — — — — 651,212 18,056,217 — Ireland " 15,724,954 — — — — — — — — — 11,652 12,368,713 — New South Wales " 4151,138 14.7 20.5 18.7 29.0 3.0 — — — — 6,454 4,159 — 77,125 — — Victoria " 1,126,831 15.5 22.2 21.9 15.8 3.4 19,356 450,918 — — — 5,081 97,133 155,274 293,178 782 South Australia " 1,411,586 12.0 14.1 16.7 — 4.5 — — — — 4,972 — 161,429 — — Western Australia.. " 17,571 12.0 16.80 16.0 15.0 3.0 — — — — 675 — 17,319 — Tasmania " 332,824 16.4 27.8 25.4 — 3.5 881 136,169 — — — 20,517 34,758 102,023 4 Queensland " 77,347 — — — — — — — 1,674 13,459 376 — 8,531 — — — — — New Zealand " 2,377,402 31.5 35.9 38.0 — 4.9 — — — — — 146,414 89,420 1,770,264 — Bushels Natal 1875 191,807 10.8 13.2 — 12.1 61.4 — 3,176 11 1 8,367 — — — — 197 Capo " 580,804 8.9 15.4 — 8.5 41.2 211,260 60,636 — — — 18,177 — — 2,631 Canada: Ontario 1871 10.4 — — — — 98.1 Quebec " 17,335,818 8.5 — — — 141.0 1,064,358 10,126,364 — — — — — — — New Brunswick " 10.8 — — — 137.6 Nova Scotia " 11.8 — — — 105.7 In 1871 Russia 1872 — 5.5 8.0 16.6 — 117.0 avg.p.acr. 8.2 avg. p. acr. — 11,307,660 _ — — — 143,511,940 98,800 Sweden 1871 11,548,498 — — — — 123.7 — — — — — 1,006,804 6,703,253 — Greece 1867 1,338,656 13.2 18.8 19.0 17.4 — — — 22,953 — — 193,135 — 4,535,525 6,402 Denmark 1871 6,880,654 — _ — — — — — 45,160 — — — 538,351 2,740,816 — Norway 1870 2,840,500 22.1 30.3 35.7 — — 25.9 20.5 — — — — — — — Bavaria 1863 11,367,310 16.3 20.1 22.5 24.9 103.1 16.3 15.3 4,456 — — 54,653 1,165,080 4,346,353 13,433 Wurttemberg 1875 3,099,368 18.1 21.2 29.3 26.0 74.1 18.7 15.6 59 — — 58,579 207,989 912,379 706 Holland 1874 4,992,648 28.4 41.9 44.4 — 172.8 20.9 21.8 162,778 — — — 50,487 2,954,404 4,342 Belgium 1866 4,867,700 20.3 34.9 41.2 — — 24.6 23.2 52,944 — — — 716 133,111 1,231,465 4,182 France 1873 — 13.4 18.7 23.8 16.4 113.9 12.1 15.3 1,673,736 — — 6,379,309 — 7,632,211 36,699 Portugal 1865 — 8.9 11.1 18.6 20.4 — 6.7 — — — 467,840 741,300 — — Austria (Proper) 1875 — 12.5 13.5 16.2 21.6 109.4 13.2 — 311,949 — — 391,935 — 20,198,086 8,181 Hungary 1872 26,024,425 8.6 13.6 16.5 13.5 38.1 8.3 8.4 57,084 — — 998,558 — 10,218,479 113,157 Egypt 1871 4,795,317 15.4 20.2 — 18.3 — — — — 14.2 — 700,788 36,923 — — — 8,339 United States 1874 — 12.3 20.6 22.0 20.7 80.9 13.4 — 452,590 — — — — 21,769,772 281,662

Statistical Summary of the Colonies of New Zealand from 1853 to 1876 Inclusive.

Year. Population (exclusive of Maoris.) Able to Read and Write.* Births. Deaths. Immigration (excess over Emigration.) Inhabited Houses.* Crown Lands. Land (including sown Grasses) under Cultivation. Year. Males. Females. Totals. Marriages Waste Lands sold in each Year. Cash Realised. Free Grants.† Acres. £ Acres. Acres. 1868 1,091 1853 1854 17,914 14,640 32,554 2,057 1854 1855 20,781 16,411 37,192 1 460 470 406 3,937 1855 1856 25,356 20,184 45,640 1,722 406 404 2,525 51,972 33,156 14 ... 1856 1857 27,606 22,196 49,802 1,966 434 478 3,042 141,159 79,060 6,169 121,648 1857 1858 33,679 25,734 59,413 37,681 2,272 582 534 6,130 12,812 239,128 150,839 6,277 141,007 1858 1859 41,107 30,486 71,698 2,647 704 603 8,637 477,021 222,885 45,730 156,940 1859 1860 45,394 34,317 79,711 3,146 1,092 690 6,064 424,254 204,113 47,016 1860 1861 61,062 37,959 99,021 65,753 3,441 1,109 878 16,222 22,398 449,358 285,365 18,834 226,621 1861 1862 79,680 46,132 125,812 4,064 1,231 1,091 20,991 658,337 506,657 40,335 1862 1863 105,978 58,070 164,048 5,115 1,983 1,485 35,120 529,437 380,998 66,853 1803 1864 106,580 65,578 172,168 123,088 6,601 2,921 1,878 8,527 37,996 691,174 595,858 47,198 382,655 1804 1865 117,376 73,231 190,607 7,490 2,757 1,908 12,309 503,112 341,094 62,681 1865 1866 125,080 79,034 204,114 8,466 2,540 2,038 7,599 603,406 528,028 55,975 1866 1867 131,929 86,739 218,668 151,431 8,918 2,702 2,050 4,859 54,015 288,917 287,416 76,743 676,909 1867 1868 134,621 91,997 226,618 9,891 2,662 2,085 860 199,309 182,065

42,205 ... 1868 1869 140,112 97,137 237,249 ... 9,718 2,721 1,931 3,641 ... 112,211 115,941 145,419 783,435
 1869 1870 145,732 102,668 248,400 ... 10,277 2,703 1,851 3,577 ... 76,766 88,419 37,250 997,477 1870 1871
 156,431 110,555 266,986 173,459 10,592 2,642 1,864 4,786 57,182 92,642 110,973 123,796 1,140,279 1871
 1872 162,404 117,156 279,560 ... 10,795 3,194 1,873 4,978 ... 338,576 389,107 183,673 1,226,222 1872 1873
 170,406 125,540 295,946 ... 11,222 3,645 2,276 8,811 ... 786,250 980,758 484,541 1,416,933 1873 1874 †
 194,349 147,511 341,860 199,294 12,844 4,161 2,828 38,106 61,356 648,800 860,471 238,581 1,651,712 1874 †
 1875 213,294 162,562 375,856 ... 14,438 5,712 3,209 25,270 ... 318,682 448,697 486,335 1,943,653 1875
 1876 225,580 173,495 399,075 ... 16,168 4,904 3,196 11,955 ... 497,416 846,831 31,145 2,377,402 1876 * This
 information has been correctly ascertained only for the years in which a census of the Colony was taken. †
 Including free grants to immigrants, to naval and military settlers, reserves for public purposes, Native reserves,
 and old land claims; but the larger portion of these grants since the year 1865 have been to Natives, under the
 provisions of "The Native Lands Act, 1805." ‡ In 1874 the Maori population was estimated at 45,470, making
 the total population in 1874, 387,330.

Live Stock. *Postal. Shipping. Year. Inwards. ! Outwards. Year. Sheep. rigs. Letters (Received and
 Despatched). Newspapers (Received and Despatched). Postal Revenue. Number of Money Orders Issued. Amount
 of Money Orders Issued. Horses. Horned Cattle. Number of Vessels Tonnage. Number of Vessels Tonnage.
 Number. Number. ££ 1853.....119,039 177,583.....23865,504 22962,891 1853
 1854.....138,482 201,381.....29374,831 29376,718 1854
 1855.....171,407 238,522.....37888,614 34179,825 1855
 1856.....196,760 271,254.....32686,748 32382,991 1856
 1857.....337,721 498,168.....28978,309 28376,524 1857
 1858 14,912 137,204 1,523,324 40,734 482,856 684,348 6,024.....33990,118 32282,293 1858
 1859.....707,870 839,385 7,812.....438136,580 398120,392 1859
 1860.....890,369 1,029,356 10,068.....398140,276 398140,293 1860
 1861 28,275 193,285 2,761,583 43,270 1,236,768 1,428,351 14,108.....596197,986 546205,350 1861
 1862.....2,122,232 2,064,123 22,710 1,410,659 0813301,365 783288,647 1862
 1863.....3,403,248 3,397,669 32,329 11,586 55,703 1,154 419,935 1,094 394,665 1863
 1861 49,409 249,760 4,937,273 61,276 4,151,142 4,306,017 39,302 16,591 78,556 1,174 26,004 1,089 433,253 1864
 1865.....4,443,473 4,206,992 46,475 17,236 78,576 862 295,625 783283,020 1865 18
 66.....4,758,644 4,373,039 49,598 22,710 108,779 1,019 330,303 986 306,979 1866
 1867 65,715 312,835 8,418,579 115,104 4,811,240 3,060,888 55,331 24,473 115,610 944 309,568 950 308,169 1867
 1868.....4,977,199 3,283,615 57,107 26,854 118,211 85 1277,105 873 287,710 1868
 1869.....5,016,595 3,563,147 58,007 28,427 127,218 76 4250,731 771 247,764 1869
 1870.....6,645,879 3,889,662 55,780 31,864 140,454 75 6273,151 766 265,407 1870
 1871 81,028 436,592 9,700,629 151,460 6,081,697 4,179,784 70,249 36,291 157,397 729 274,643 709 265,618 1871
 1872.....6,958,543 4,411,091 94,733 44,660 191,009 775 300,302 743 285,366 1872
 1873.....7,915,985 5,269,195 94,706 52,351 219,258 739 289,297 704 281,847 1873
 1874 99,261 494,113 11,674,863...9,058,456 6,306,692 104,371 62,712 263,164 856 399,296 822 385,533 1874
 1875.....10,427,851 6,811,277 122,496 73,027 293,481 92 6416,727 940 417,820 1875
 1876.....374,121 11,770,737 7,962,748 129,263 80,255 310,268 878 393,180 866 393,334 1876 * This information
 has been correctly ascertained for the years in which a census of the Colony was taken.

Statistical Summary of the Colony of New Zealand from 1853 to 1870 Inclusive.

Shipping. Exports (the Produce of New Zealand). Wheat, Provisions, Tallow. Timber, &c. Year. Registered
 Vessels belonging to the Colony. Gold. Wool. Flax (Phormium). Gum (Kauri) Year. Number of Vessels.
 Tonnage. Quantity. Value. Quantity. Value. Quantity. Value. Quantity. Value. Value. oz. £ Lbs. £ Tons. £
 Tons. £ £ 1853 1,071,340 66,507 46 1.046 829 15,971 219,758 1853 1864 1,254,416 70,103 48
 1,663 1,160 28,864 220,360 1854 1866 1,772,344 93,104 150 4,674 355 4,514 263,575 1855 1856 ...
 2,559,618 146,070 22 552 1,440 18,591 153,220 1856 1857 186 6,662 10,436 40,442 2,648,716
 176,579 38 710 2,521 35,250 116,413 1857 1858 189 6,862 13,533 52,443 3,810,372 254,022 64 1,516 1,810
 20,036 105,932 1858 1859 213 7,883 7,336 28,427 5,096,751 889,779 77 1,598 2,010 20,776 130,733 1859
 1860 238 8,527 4,538 17,585 6,665,880 444,392 61 1,240 1,046 9,851 76,065 1860 1861 252 9,144 194,234
 752,657 7,855,920 523,728 2 43 856 9,888 52,925 1861 1862 287 10,825 410,862 1,591,389 9,839,265
 674,226 13 261 1,103 11,107 81,037 1862 1863 343 15,189 628,450 2,431,723 12,585,980 830,495 13 251

1,400 27,027 53,395 1863 1864 423 22,573 480.171 1,857,847 16,691,666 1,070,997 7 170 2,228 60,590
61,030 1864 1866 466 24,484 574,574 2,226,474 19,180,500 1,141,761 3 75 1,867 46,060 89,051 1865 1866
493 26,787 735,376 2,844,517 22,810,776 1,354,152 ... 996 2,535 70,572 125,863 1866 1867 366 23,240
686,753 2,700,275 27,152,966 1,580,608 126 4,256 2,685 77,491 116,834 1867 1868 372 24,539 637,474
2,504,326 28,875,163 1,516,548 684 8,137 2,690 72,493 167,258 1868 1869 381 26,990 614,281 2,862,995
27,766,686 1,371,230 2,028 45,245 2,850 111,307 199,357 1869 1870 384 26,743 544,880 2,157,585
37,039,763 1,703,944 5,471 132,578 4,391 175,074 375,501 1870 1871 371 27,107 730,029 2,787,520
37,793,734 1,606,111 4,248 90,611 5,054 167,958 518,871 1871 1872 364 23,963 445,370 1,730,992
41,886,997 2,537,919 3,985 99,405 4,811 154,167 584,703 1872 1873 411 30,035 505,337 1,987,425
41,535,185 2,702,471 6,454 148,799 2,833 85,816 558,459 1873 1874 471 38,935 376,388 1,505,331
46,848,735 2,834,695 2,088 37,690 2,568 79,986 694,441 1874 1875 502 42,025 355,322 1,407,770
54,401,540 3,398,156 639 11,742 3,230 138,523 519,654 1875 1876 538 44,401 318,367 1,268,559 59,853,454
3,395,816 897 18,285 2,888 109.234 697,007 1876

Imports. Revenue. Electric Telegraph. Miles of Railway. Savings Banks. Total for Year. Con-structed. £ £
£ £ £ £ 1853 303,282 597,827 80,104 66,751 146,855 13 1853 1854 320,890 891,201
110,590 180,826 291,416 21 1854 1855 365,867 813,460 111,234 62,300 173,534
... .. 31 1855 1856 318,433 710,868 107,801 76,177 183,978 28 1856 1857 369,394
992,994 154,383 91,193 245,576 27 1857 1858 433,949 1,141,273 179,326 161,799 341,125
... .. 715 7,862 62 1858 1869 521,308 1,551,030 208,446 241,882 450,328 802 7,996 70
1859 1860 549,133 1,548,333 233,108 215,760 448,868 1,104 12,450 91 1860 1861 1,339,241
2,493,811 324,146 347,354 671.500 1,144 22,921 100 1861 1862 2,358,020 4,626,082 508,332
606,830 1.115,162 1,496 29,768 145 1862 1863 3,342,891 7,024,674 742,504 524.404 1,266,908
... .. 2,371 44,117 234 1863 1864 3,050,634 7,000,655 815,676 714,770 1,530,446 4,669
94,248 262 1864 1865 3,503,421 5,594,977 936,945 500,045 1,436,990 4,304 87,400 332 1865
1866 4,396,100 5,894,863 1,086,293 776,429 1,862,722 699 48,231 9,114 4,513 91,863 277 1866 1867
4,479,464 5,344,607 1,225,584 561,730 1,787,314 714 87,436 14,295 6,579 156,855 240 1867 1868
4,268,762 4,985,748 1,195,512 425,323 1,620,835 1,471 134,647 20,224 8,121 243,615 248 1868 1869
4,090,134 4,976,126 1,025,516 382,070 1,407,586 1,611 173,746 32,649 10,103 320,383 277 1869 1870
4,544,682 4,639,015 960,368 327,589 1,287,957 1,887 238,195 27,422 12,137 388,804 231 1870 1871
5,171,104 4,078,193 921,672 377,699 1,299,371 2,015 369,085 37,203 14,275 454,966 180 1871 1872
5,107,186 5,142,951 1,005,942 618,772 1,024,714 2,312 491,205 44,609 17,289 597,002 190 1872 1873
5,477,970 6,464,687 1,487,393 1,265.788 2,753,181 2,389 637,941 55,195 145 434 21,807 812,114 189 1873
1874 5,152,143 8,121,812 1,873,148 1,150,900 3,024,348 2,632 844,301 62,322 209 621 27,215 943,753 194
1874 1875 5,475,844 8,029,172 2,047,234 688,722 2,735,956 3,156 993,322 74,420 542 464 30,310 897,326
257 1875 1876 5,488,901 6,905,171 2,391,344 1,149,622 3,540,966 3,170 1,100,599 80,841 718 427 32,577
905,146 249 1876 * The convictions to 1870 are only those in the Supreme Court. From 1871 to 1876
inclusive, the convictions in the District Courts are included.

New Zealand.

Quadragesimo Primo Victoriae Reginae. No. 28.

Analysis.

An ACT to make provision for Regulating the Price of Lands of the Crown in New Zealand.

[10th December, 1877.]

Be it Enacted by the General Assembly of New Zealand in Parliament assembled, and by the authority of the same, as follows:—

1. The Short Title of this Act shall be "The Crown Short Title Lands Sale Act, 1877."

2. This Act shall come into operation on the first day
Date when Act to come into operation
of January, one thousand eight hundred and seventy-eight.
Interpretation.

3. In the interpretation of this Act the following words and expressions shall have the meanings hereby assigned to them, unless there be something in the context repugnant thereto:—

"Land district" has the same meaning as is given to that expression in "The Waste Lands Administration Act, 1876," or in "The Land Act, 1877."

"Town land," "village land," "suburban land," "rural land," mean respectively lands included within the meaning of these expressions under the law in force in any land district in respect of which such expressions are used.

"Free selection" means any purchase of Crown lands in any land district not at public auction.

Price of Crown lands fixed.

4. From and after the coming into operation of this Act, and until further provision is made for the classification of Crown lands by the General Assembly, all Crown lands shall be sold in accordance with the law in force in the land district where such lands are situated, but not in any case at a less price than two pounds per acre, if by free selection; and in the event of any land having to be sold at auction after application to purchase, then the upset price at which such land shall be put up to auction shall be at such price per acre as the Waste Lands Board may determine, not being less than the price at which the land was open for application.

Provided always that whenever Crown lands in any land district are sold or disposed of by public auction, the upset price shall not be less than one pound per acre; and

Provided further that after lands have been put up to auction at a price of not less than one pound per acre, the said land may, by Proclamation of the Governor, be opened to free selection at a price of not less than one pound per acre.

Price of land may be increased in certain cases.

5. The Waste Lands Board in any land district may increase the upset price of Crown lands that may be deemed lands of special value from situation or quality, and such power may be so exercised from time to time as occasion shall require.

Deferred-pay-ment land not to be sold below £1 per acre.

6. No Crown lands of any kind may be sold or disposed of under any Act of the General Assembly, or any regulations, or other law authorising the sale and disposition of such lands upon deferred payments, or in any other manner for which money is to be paid whether by way of rent or other periodical payment, at a less upset price than one pound per acre.

But nothing herein contained shall be deemed to interfere with the *bonâ fide* letting or other disposal of any mineral, agricultural, or other lands under any such Act, regulations, or law under which the lessee or licensee is not to become the ultimate owner of the land in fee, nor with any laws or regulations for the time being in force upon any gold field authorizing the lease or disposal of Crown lands in such gold fields.

7. Nothing in this Act contained shall prejudice or

Contracts may be completed.

affect any contract or agreement for the sale, purchase, or other disposition of any Crown lands in any land district lawfully made, entered into, or commenced before the coming into operation of this Act; but every such contract or agreement may be completed, carried out, and enforced as if this Act had not been passed.

8. Every Act of the General Assembly, and every

Repeal of inconsistent provisions.

regulation or other authority which may be in force at the time of the coming into operation of this Act, is hereby repealed in so far as the same may be inconsistent with the provisions of this Act.

9. All lands in any land district in hundreds already

Lands in land district in hundreds proclaimed may be sold by auction.

proclaimed or hereafter to be proclaimed may be sold by public auction.

10. The period during which volunteer scrip may be

Period for exercising volunteer scrip extended for one year.

exercised under "The Volunteers and others Land Act, 1877," shall be extended by one year : Provided that the said scrip is actually held by the Volunteers to whom the said scrip was issued.

New Zealand.

Quadragesimo Primo

Victoriae Reginae. No. 29.

Analysis.

General Administration.

Part I. Land Boards: Their Powers and Functions.

Appeals from Land Boards.

Compensation and Arbitration.

Part II. Sales and Auctions—classification.

Auctions of Town and Suburban Lands.

Rural Lands.

Lands Withdrawn from Sale.

Lease or Sale of Lands of Special Value.

Extortion Prevention.

Part III. Land on Deferred Payments

Pastoral Lands May be Sold on Deferred Payments.

Part IV. Licenses for Cutting Timber, Flax, and Other Purposes.

Part V. Forests.

Part VI.

Lands Held for Pastoral Purposes.

In Regard to Runs Within Canterbury.

In Regard to Runs Within Otago.

General Provisions as to Runs.

Resting-Places for Travelling Stock.

Part VII. Reserves, etc.

Part VIII. Miscellaneous.

Sale of Land Within Mining Districts.

Unsold Land Occupied and Improved.

Minerals on Lands.

Leases of Mineral Lands.

Water-Races, Etc.

Roads, Streets, Etc.

Special Provisions.

Schedule.

Schedule of Acts, Ordinances, and Land Regulations repealed.

Appendices.

Sale of Rural Lands Within Land Districts.

Appendix A. The Land District of Auckland.

- Appendix B. The Land District of Taranaki.
- Appendix C. The Land District of Hawke's Bay.
- Appendix D. The Land District of Wellington.
- Appendix E. The Land District of Nelson.
- Appendix F. The Land District of Marlborough.
- Appendix G. The Land District of Canterbury.
- Appendix H. The Land District of Otago.
- Appendix K. The Land District of Southland.
- Appendix L. The Land District of Westland.

Title.

AN ACT to regulate the Sale or other Disposal of the Lands of the Crown in New Zealand.

[10th December, 1877.]

Be it Enacted by the General Assembly of New Zealand in Parliament assembled, and by the authority of the same, as follows:—

Short Title.

1. The Short "Title of this Act shall be "The Land Act, 1877," and it shall come into operation on the first day of January, in the year one thousand eight hundred and seventy-eight.

Division into parts.

2. This Act is divided into eight Parts, relating to the several subject-matters following:—

Repeals.

3. From and after the commencement of this Act the several Land Regulations, Ordinances, and Acts mentioned in the Schedule to this Act annexed are, saving as therein is excepted, hereby repealed.

But this repeal shall not affect,—

- The past operation of the said Acts, Ordinances, or Land Regulations;
- Nor any matter or thing lawfully done;
- Nor any right, title, liability, penalty, or forfeiture accrued or incurred:

And, notwithstanding the said repeal, all Orders in Council, Proclamations, appointments, awards, orders, and rules or regulations made under the said Acts, and in force at the time of the commencement of this Act, shall continue and be in force for the purpose of continuing and perfecting any matter or thing commenced or in progress thereunder as if this Act had not been passed.

And, notwithstanding the said repeal, every application in respect of land that shall be undetermined at the time of the coming into operation of this Act shall be dealt with in all respects as if this Act had not been passed.

4. In the construction of this Act the terms following Interpretation.

within inverted commas shall have the meanings hereby assigned to them respectively, unless there is something in the context or subject-matter repugnant thereto, that is to say,—

- "Alienate" and "alienation" shall respectively include a limited disposal by lease or license, as well as an absolute disposal by sale or otherwise.
- "Allotment" shall mean a section of town, suburban, or rural land, surveyed in conformity with the provisions of this Act.
- "Appraiser" or "Valuer" shall mean any person appointed to Value any land, or improvements or other matter under this Act.
- "Cultivation" shall mean the clearing of land for cropping, or clearing and laying down with artificial grasses.
- "District" shall mean a land district as constituted under this Act.
- "*Gazette*" shall mean the *New Zealand Gazette*; and shall include any supplement thereof which may be published from time to time by authority of the Governor.
- "Hundred" shall mean a hundred of land, as established under this Act, within Otago and Southland respectively.
- "Land Board" or "Board" shall respectively mean the Land Board of the district to which the particular matter in the context shall refer.
- "Land Officer" shall mean an officer or person appointed within any local district, as herein defined, to receive applications for land.
- "License" shall include lease.
- "Local district" shall mean a local land district as established under this Act.
- "Minister" shall mean the Minister of Lands.
- "Original holder" shall mean the person to whom any lease or license was first issued.
- "Pastoral lands" shall include all Crown lands occupied as runs as herein defined.
- "Principal Land Office" shall mean the office appointed by the Governor at which the Land Board of the district holds its sittings.
- "Public notification" or "public notice" shall mean a notice published in one or more newspapers circulating in the land district to which the act, matter, or thing required to be publicly notified shall relate or refer; and also a further publication of such matter, in addition, in the *New Zealand Gazette*, where the Board shall think it necessary.
- "Receiver of Land Revenue" or "Receiver" shall mean the Receiver of Land Revenue for the land district

wherein is situate the particular land that is the subject of any transaction.

- "Run" shall mean any portion of Crown lands occupied by virtue of a lease or license for depasturing purposes.
- "Selector" shall mean a person making application for, or having a license to occupy, land under the deferred payment system prescribed by this Act.
- "Substantial improvements of a permanent character" shall mean and include planting with trees or live hedges, or fencing, or draining, or making roads, or sinking wells, water-tanks and water-races, or erecting substantial farm or other buildings.

Definition of demesne lands and Crown lands.

5. The demesne lands of the Crown in New Zealand shall be deemed and taken to be all lands vested in Her Majesty wherein the title of the aboriginal inhabitants of New Zealand has been extinguished.

Crown Lands shall be deemed to be all demesne lands of the Crown which have not been dedicated to any public purpose, or which have not been granted to any person in fee-simple, and shall include all lands heretofore designated waste lands, Crown lands, and confiscated lands respectively.

General Administration.

6. There shall be a Minister of Lands, to be appointed
Minister of Lands.

from time to time by the Governor, and such Minister, or the Minister for the time being acting for him, shall have charge of the administration of this Act.

The Minister holding the office of Secretary of Crown Lands at the time of the coming into operation of this Act shall be the Minister of Lands, and shall be deemed to have been appointed under this Act.

7. All powers, duties, and functions, of whatever nature,
To perform functions of Secretary of Crown Lands.

heretofore legally possessed and performed and exercised by the Secretary of Crown Lands, shall, on and after the coming into operation of this Act, be possessed and performed and exercised by the Minister of Lands. In every enactment, order, rule, regulation, or official document, of whatever nature, wherein the words "Secretary of Crown Lands" occur, the same shall henceforth be read and construed as if the words "Minister of Lands" had been originally inserted therein in the place of the aforesaid words "Secretary of Crown Lands."

8. The following ten land districts are hereby established
Land districts constituted.

in New Zealand, and shall be land districts under this Act, that is to say,—

- The Auckland Land District,
- The Taranaki Land District,
- The Hawke's Bay Land District,
- The Wellington Land District,
- The Nelson Land District,
- The Marlborough Land District,
- The Canterbury Land District,
- The Otago Land District,
- The Southland Land District,
- The Westland Land District,

as the same are delineated on the record map of the Land Districts of New Zealand deposited in the office of the Surveyor-General at Wellington.

Commissioners of Crown Lands and Receivers of Land Revenue

9. For each land district there shall be a Commissioner of Crown Lands, and one or more Receivers of Land Revenue, to be appointed from time to time by the Governor.

All persons holding the office of Commissioner of Crown Lands or of Receiver of Land Revenue at the time of the coming into operation of this Act shall be deemed to have been appointed under this Act to the districts for which such persons respectively have heretofore been acting, as the said districts are established under this Act.

Member and Chairman of Land Board.

10. The Commissioner of Crown Lands appointed under this Act shall, *ex officio*, be a member and Chairman of the Land Board of the district for which such Commissioner has been appointed.

Powers and duties of Commissioners.

11. The powers and duties of a Commissioner of Crown Lands, in respect of all Crown lands within his district without any exception, shall be as follows, viz.,—

For and on behalf of the Crown,—

- (a.) To prevent unlawful trespassing or intrusion upon or occupation of Crown lands.
- (b.) To remove and expel all trespassers and intruders on and persons unlawfully occupying Crown lands, and to remove or cause to be removed therefrom all cattle, stock, goods, chattels, and effects whatsoever of such persons, and such cattle, stock, goods, chattels, and effects to impound in some public pound, and sell by public auction if the same be not replevied or redeemed within twenty-one days after being so impounded by payment of all expenses incurred by the removal and impounding thereof and incidental thereto, and also of all penalties which may have been incurred in consequence of the trespass or intrusion by such cattle, stock, goods, chattels, and effects; and the proceeds of any sale, after payment of the costs thereof, of the removal and impounding of such cattle and incidental thereto, and of all penalties aforesaid, shall be paid to the party entitled thereto on application to the Commissioner,
- (c.) To ascertain the limits and define according to the laws in force relating thereto the boundaries, of all Crown lands held under or effected by any lease or license.
- (d.) To enter on any Crown lands in order to take possession thereof in the name of the Crown.
- (e.) To distrain, sue for, and recover money due to the Crown for rent or for use and occupation in respect of any Crown lands.
- (f.) To enforce contracts respecting sales, leases, licenses, or other disposition of Crown lands, and to compel payment of money due to the Crown in respect thereof.
- (g.) To determine any determinable contracts respecting Crown lands.
- (h.) To resume possession of Crown lands on non-performance of contracts.
- (i.) To recover and receive rents, purchase-moneys, and other moneys due to the Crown in respect of any sales, licenses, leases, or other dispositions of Crown lands.

12. All actions, suits, and proceedings by or on behalf

May prosecute or defend Crown suits, &c.

of Her Majesty respecting Crown lands within any district, or respecting any contract relating thereto, or any breach of any such contract, or any trespass on such land, or any damages accruing by reason of such trespass, or for the recovery of any rents, purchase-moneys, or other moneys in respect of such land, or in respect of any damages or wrongs whatsoever in any way suffered by the Crown in respect of Crown lands, may be commenced, prosecuted, and carried on by and in the name of the Commissioner on behalf of Her Majesty, and the Commissioner may be plaintiff or defendant, as the case may require, in any such action, suit, or proceedings.

13. In any action, suit, or proceeding against any person

In Crown suits, burden of proof on defendant.

for or in respect of any alleged unlawful occupation, use of or trespass upon any Crown lands, the proof that the occupation or use in question was authorized by the provisions of this Act, or of any order or regulation made in pursuance thereof, shall lie on the defendant. And the averment that any lands in question are Crown lands shall be sufficient without proof of such fact, unless the defendant prove the contrary, and all maps, plans, licences, certificates, and office copies certified as true under the hand of the District Inspector of Surveys or of any Commissioner of Crown lands shall, in all matters relating to the said respective offices, be sufficient evidence of their contents without production of original records, and without the personal attendance of such officers or proof of their signature.

Decrees therein shall hind Crown.

14. All decrees, orders, and judgments in any such last-mentioned proceedings shall he binding on Her Majesty, her heirs and successors.

Costs may be recovered.

15. The Commissioner in any such action shall recover and he liable to costs and damages as any plaintiff or defendant in ordinary course of law, and the Commissioner may be indemnified in respect of such costs and damages by the Governor.

In questions of boundary. Court may refer to surveyors.

16. If in any action, suit, or proceeding touching or concerning any Crown lands, or any grant, lease, or license relating thereto, any question shall arise as to the limits or extent of, or as to the boundary of any land comprised in, any grant, lease, or license, it shall be competent for the Court before which such action, suit, or proceeding may be pending to order and direct that such question shall be referred to any person or persons whom the Court shall think fit, subject to such terms and conditions as the Court shall think fit; and the award, order, and determination of such person or persons shall be conclusive in such action, suit, or proceeding as to the matter so referred, and shall be binding on the parties, and may be enforced as a rule of the Court, and the Court may make such rule or order as it shall deem fit touching such reference or the costs thereof.

Rangers of Crown lands.

17. The Governor may from time to time, as he shall think fit, appoint one or more persons within each district to be Rangers of Crown lands, whose duties shall be to observe and take care that the provisions of this Act are complied with within the district for which they shall be appointed, and to lay informations against such persons as may offend against the same, and otherwise to discharge such duties as the Commissioner of Crown Lands shall appoint.

Any Ranger so appointed as aforesaid may be appointed a constable, and required to take the oath prescribed in such cases.

Part 1. Land Boards, their Towers and Functions.

Land Boards established.

18. For each land district there shall be a Board of Commissioners, to be called "The Land Board of [*Name of land district*]"; and the said Board shall consist of the Commissioner of Crown Lands of the district (hereinafter called "the Chief Commissioner"), and of not less than two nor more than five other Commissioners, all of whom shall be appointed and be removable from time to time by warrant under the hand of the Governor.

19. The several Boards existing in the respective land

Existing Boards constituted the first Boards under Act.

districts on the first day of January, one thousand eight hundred and seventy-eight, are hereby constituted the Land Boards for the same districts respectively under this Act, and the members of such Boards, who shall be in office on the aforesaid first day of January, are hereby appointed members of the said Board under this Act: Provided that where any existing Board shall consist of fewer members than five, exclusive of the Chief Commissioner, the Governor may appoint members to such Board so as to bring up the number of such members to the aforesaid number. Every member of a Land Board shall, subject to the provisions herein contained, remain and continue in office for the term of two years from the date of appointment, but no longer.

Any member may be re-appointed as a member of any Land Board.

Every Commissioner shall take the following oath of Oath.

office before a Judge of the Supreme Court:—

I, A.B., do swear that I will faithfully execute the office of a Commissioner of the Land Board of [*Name of district*] to the best of my ability, and according to the true intent and meaning of "The Land Act, 1877." So help me God.

20. If any Commissioner shall, by writing addressed to Vacancies in Board.

the Chief Commissioner resign his office, or die, or become of unsound mind, or be adjudicated a bankrupt or insolvent, or take the benefit of or be brought under the operation of any Act relating to bankruptcy or insolvent debtors, or be convicted of felony or any infamous crime, or be absent without sufficient cause from three successive ordinary sittings of the Board without the leave of the Board, or otherwise become incapacitated to act as Commissioner, his seat at the Board shall be thereby vacated.

The Chief Commissioner shall forthwith notify every vacancy to the Governor as it occurs, who shall appoint such duly qualified person as he shall think fit to supply such vacancy.

Every Board to have same powers.

21. Every Land Board constituted under the provisions of this Act shall have all the duties, powers, and authorities on every respect which are conferred upon Land Boards by his Act.

Every Land Board shall be deemed to be duly constituted, and may enter into office and proceed to the despatch of business when a sufficient number of Commissioners to form a quorum have been appointed.

Commissioner not personally liable.

22. No Chief Commissioner or Commissioner of any Land Board shall be personally liable in any action, suit, or other proceeding, except for his own act and deed, nor shall he be liable for anything done by him in the execution of his office, except in cases where he shall be guilty of wilful neglect or default.

Payment of Commissioners.

23. Out of any moneys that may from time to time be appropriated to that purpose by the General Assembly, there shall be paid to every Commissioner of any Land Board (other than the Chief Commissioner), for his attendance at the meetings of the Board, a sum not exceeding one pound sterling for every such attendance, and also a sum for travelling expenses actually incurred.

No disqualification.

Provided that any Commissioner who shall receive any payment or travelling expenses shall not be disqualified from a seat in the General Assembly, nor become liable to any penalty under any Disqualification

Act for the time being in force.

Governor may establish local districts and Land Offices.

24. The Governor, by Proclamation in the *Gazette*, may from time to time establish and define, abolish, alter, or reconstitute local districts for the sale or disposal of land, and in like manner from time to time may appoint Land Officers or other persons for conducting sales of land in such local districts, and for receiving applications for the sale, letting, disposal, or occupation of Crown lands, and for generally carrying into effect the provisions of this Act.

Any local district may overlap the boundaries of any land district, and embrace within its limits portions of different land districts.

Conduct of business.

25. In the conduct of business by each Land Board the following provisions shall have effect:—

Meetings of Board.

(1.) The Board shall sit at such Land Office within the district as the Governor shall appoint (which shall be called the "Principal Land Office"), at certain times to be determined by the Board and approved of by the Governor, and published in the *Gazette*. And the Board may adjourn from

Adjournments.

time to time.

Special meetings of the Board may be held,

Special meetings.

of which not less than twenty-four hours' notice in writing shall have been given to each member of the Board by the Chief Commissioner or by any two Commissioners.

(2.) The Commissioner of Crown Lands, when

Chairman of Board *ex officio*.

present, shall preside at every meeting of the Board as Chairman of the Board *ex officio*, and shall have an original as well as a casting vote in all questions coming before the Board.

In the absence of the Chief Commissioner,

Absence of Chairman.

then some member selected by those present at any meeting shall preside thereat, and the person so presiding shall at such meeting have all the powers of the Chief Commissioner.

(3.) All questions coming before the Board shall be

Questions decided by majority.

decided by a majority of the votes of the Commissioners present thereat.

(4.) At all meetings of the Board three Commissioners

Quorum.

shall form a quorum; and such meetings shall be open to the public, except the Board deems it necessary for the purpose of deliberation to require strangers to withdraw.

(5.) All business connected with the sale, letting,

Land business by Board.

disposal, and occupation of Crown lands shall be transacted by the Board.

(6.) All the routine business relating to the sale,

Ordinary business by Chief Commissioner.

letting, disposal, and occupation of Crown lands shall be transacted by the Chief Commissioner, subject to such instructions as may be given by the Board.

(7.) Every dispute and difference relating or incident

Disputes settled by Board.

to the sale, letting, disposal, and occupation of Crown lands, or to the interpretation or meaning of any enactment relating to or in connection with Crown lands, or to any matter or thing done under any such enactment, shall be heard and determined by the Board. And for the purposes of any such hearing every Land Board shall have all the powers of a Board or Commissioners appointed by the Governor in Council under "The Commissioners Powers Act, 1867."

Appeals.

(8.) The decision of the Board on all matters to be by it heard and determined shall, subject to the provisions of this Act relating to Land Board appeals, be final and conclusive.

Minutes to be kept.

(9.) The Board shall keep a record of all its proceedings, in which shall be entered a full and particular account of all business transacted by it, and a minute of the opinion of the members of the said Board in cases where they differ and in which any member wishes his opinion to be recorded, which record shall be open to the inspection of any person at all reasonable hours, on payment of a fee of two shillings and sixpence for each

inspection.

And other records.

(10.) There shall be kept in the Principal Land Office, in a convenient form for reference, every letter, application, report, and communication received at the office, and copies of those written therefrom, also every order made by the Board and by the Chief Commissioner, and a convenient index shall be made thereto, all of which shall be open to inspection by any person at all reasonable times, on payment of a fee of two shillings and sixpence for each inspection.

Rents, &c. paid to the Receiver of Land Revenue.

(11.) All rents, fees, assessments, purchase moneys, and moneys paid by way of deposit, and other sums of money payable under the provisions of this Act shall be paid to the Receiver of Land Revenue for the time being, unless herein otherwise provided.

Board may charge fees for decision of disputed questions.

(12.) It shall be lawful for every Board at its discretion to charge and receive, for the decision of any disputed question which it is authorized to determine, a fee not exceeding five pounds, to be paid by the party against whom its decision shall be made, to be recovered in a summary way, and the Board may require such fee to be deposited by each party before entering on the question; and the fee deposited by the party in whose favour the decision shall be made shall be forthwith returned to him.

(13.) Whenever the Board is authorized to grant a

Forms of leases, &c., to be approved by Board, and signed by Chief Commissioner.

license or lease, the same may be in such form as the Board shall in each case approve, subject to the provisions of this Act, and shall, after such approval, be signed by the Commissioner of Crown Lands by and on behalf of the Board, and shall be as valid and effectual if so signed as if signed by all the members of the Board.

(14.) There shall be paid in respect of any particular

Fees on leases, &c. Deposits thereof.

lease, license, or other instrument, or of any transfer thereof respectively, such fee as the Board with the assent of the Governor may appoint; and the Board may require a deposit to be made of the amount of such fee at the time application is made for any of such instruments as aforesaid, or at any time thereafter, and the Board may at any time refuse to proceed in any transaction if such deposit, when required, is not made.

(15.) Any renewal of a lease or license may be

Renewals may be made by endorsement.

effected by writing on the lease or license a memorandum of the terms, conditions, and covenants to which such new lease or license is subject, and signing the said memorandum in the manner herein required in the case of an original lease or license.

26. No application whatsoever for the sale, letting,

No application receivable outside Land Office.

disposal, or other occupation of Crown lands shall be a valid and legal application unless such application shall have been made at a duly established Land Office within the land district, during the hours when such office is open to the public for the transaction of business.

27. All applications for land shall be in writing, or

Form of application.

partly in writing or partly in print, and may be made at any Land Office within the land district, or within any local district which comprises the whole or part of the land applied for.

Any application may, at the option of the applicant, where no special provision exists to the contrary, be enclosed in a sealed cover, which shall not be opened till after the office hours on the day it is made.

Where any application for land is made at a Land Office within any local district, the officer receiving such application shall note the day and hour at which such application is made, and shall without delay transmit such application, together with a note of the time when the same was received by him, to the Board of the land district wherein the land applied for is situate, and the said Board shall deal with such application as an application made to the Board itself at the time at which it was made at the office in the local district.

Applications to purchase lands upon runs to be advertised.

28. The Board shall not entertain any application for the purchase of Crown lands situate within gold fields, alienated under license or lease for pastoral purposes, although such application is accompanied by the written consent of the pastoral licensee or lessee, unless evidence is first furnished by the applicant that the exact locality, area, and boundaries have been accurately described in an advertisement inserted for three consecutive weeks in any newspaper published or circulating in the district in which the lands so applied for are situate.

Land Hoards sole judges of fulfilment of conditions in occupation licenses.

29. In any case where at any time heretofore a license has been granted to hold land on any system subject

to the fulfilment of certain terms or conditions, the Land Board shall be the sole judges whether such conditions have been complied with, and shall have all the powers and authorities conferred upon any body or person by the Act under which any such license was granted, and shall proceed in the manner indicated in that behalf by such Act, notwithstanding its repeal, to enforce the fulfilment of the conditions of any such license, or to obtain possession of any land, improvements, or money forfeited for breach of such conditions.

Appeals from Land Boards.

Rehearing provided.

30. Any Land Board may, at any time within thirty days after the making of any decision by it on any matter on which it is empowered to decide, grant, on the application of any person aggrieved by such decision, a rehearing of the case decided by it if it shall think that justice requires it, and on such rehearing may reverse, alter, modify, or confirm the previous decision in the same case.

31. If any person consider himself aggrieved by any

Appeal to Judge of Supreme Court.

decision of the said Board, such person may appeal to the Supreme Court, provided that such person shall within thirty days after the giving of such decision give notice of such appeal to the Board, and also to such persons, if any, as shall have appeared before the Board as opponents of the case or claim or application of such person, and also give security to be approved of by the Registrar of the Court for the costs of the appeal; and after hearing the parties the Court shall give its decision, and cause the same to be certified in writing by the Registrar or Deputy Registrar of the Court to the Board, and the Board shall be bound to follow such decision, and shall reverse, alter, modify, or confirm their decision in accordance therewith, and the Court may make such order as to payment of costs to either party as to it shall seem meet. And for following such decision no action or suit or any other proceeding by any process of any Court shall lie against the said Board or any Commissioner.

32. Such appeal shall be in the form of a case agreed on

Appeal to be on case stated.

by such Board and the appellant, and if they cannot agree upon the case to be stated then such appeal shall not be in the form of a case, but the Court shall hear such appeal, and may receive evidence either orally or by affidavit, and it shall be lawful for the Court, if to the Court it shall see fit, instead of deciding any matter of fact in dispute upon affidavits or personal examination by it of witnesses, to order any such question of fact to be found and determined by a jury, and to settle an issue or issues for that purpose.

33. The Board may, either at the instance of a party or

Questions of law may be submitted to Judge.

of their own motion, in any case of doubt upon a question of law, submit a case thereon in writing to a Judge or Judges of the Supreme Court, who, after bearing the parties or their counsel, or without, as to such Judge or Judges shall see fit, shall certify his or their opinion thereon in writing to the Board, and the Board shall be guided by such opinion. And for following such opinion no action or suit or any other proceeding by any process of any Court shall lie against the said Board or any Commissioner.

34. The Judges of the Supremo Court, or any two or

Judges may frame regulations for appeals.

more of them, may, from time to time, make general rules for regulating the practice and proceedings on such appeals, and on the hearing and deciding questions stated under the last foregoing section of this Act, which rules shall be as valid as if included in this Act.

No appeal connected with title of the Crown.

35. Nothing in the foregoing provisions of this Act relating to appeals shall authorize or permit an appeal from the decision of any Land Board upon any question affecting the title of the Crown to any lands.

Compensation and Arbitration.

Claims for compensation determined by Public Works Act.

36. All claims for compensation in respect of any matters arising under this Act, or for value of improvements or other matters, shall, unless otherwise specially provided, be settled in the manner provided in Part III. of "The Public Works Act, 1876;" and for this purpose the said Part III. shall be deemed to be incorporated with this Act.

References to Arbitration.

37. Where it is provided or agreed that any matter arising under this Act shall be referred to arbitration, then such reference, unless herein otherwise provided, shall be to one or more arbitrators appointed by the

parties on each side respectively and an umpire to be appointed by such arbitrators; and every such arbitration shall be carried on in the manner provided by "The Supreme Court Practice and Procedure Amendment Act, 1866," and be subject to the said Act in the same manner as if such reference had been a reference made by consent of parties under a deed.

Part II. Sales and Auctions.—Classification.

Classification of Crown lands.

38. All lands of the Crown shall be divided into three classes as follows, namely,—

- (1.) Town land—being the sites heretofore reserved or which shall be hereafter reserved for towns and villages:
- (2.) Suburban land—being land in the vicinity of any town lands:
- (3.) Rural land—being lands not reserved for towns or villages or other public purposes.

Board to classify lands.

39. It shall be lawful for the Board, subject to the approval of the Governor, at any time and from time to time to declare, by notice in the *Gazette*, that any land not already classified shall belong to either of the said classes, and also that any land shall cease to belong to either of such classes: Provided that no land which has been declared to be town or suburban land shall cease to belong to such classes respectively without the consent previously obtained of the Governor in Council.

40. All sections shall, as far as the features of the Survey and form of allotments.

country will admit, be of a rectangular form, and when fronting a road, river, lake, or the seacoast, be of a depth not less than twice the length of the frontage; but, where land is open for selection before survey, no application shall be received for any rural land, unless bounded by other frontage lines or by private lands, of a less depth than forty chains from a frontage line; and all surveys shall be conducted in such manner as the Governor by regulations to be made in that behalf shall direct.

Auctions of Town and Suburban Lands.

41. All town and suburban lands shall be offered for

Town and suburban lands to be sold at auction

sale by auction in sections, the size or extent and upset price of which shall be fixed and determined by the Board, subject to the approval of the Governor.

Provided always that no town lands shall be sold at a Minimum prices.

rate less than thirty pounds sterling per acre, and no suburban lands at a rate less than three pounds sterling per acre.

42. The Board shall give notice of the time and place

Notice of time, place, and upset price to be published.

at which any auction of such lands is intended to be held, in which notice the allotments of land which shall then be offered for sale or lease and the upset price of the same shall be specified, and such notice shall be published in the *Gazette* or a newspaper published in the land district, not less than one month before such auction shall take place.

No such lands shall be included in any such notice, unless the same shall have been previously sun-eyed and have been distinguished by an appropriate mark upon a map, to be exhibited in the land office for public inspection during office hours for one month before such sale.

The land shall be offered for sale by auction by some person to be appointed for that purpose by the Board, and such person for the purpose of such sale shall not require to take out an auctioneer's license.

Terms of payment.

43. Immediate payment of one-fourth part of the purchase money shall be a condition of every such sale by auction, and the remaining three-fourths of the purchase money shall be paid by the purchaser within one calendar month next after the time of such sale, otherwise the part of the purchase money so paid by way of deposit as aforesaid shall be forfeited, and the contract for the sale of the land shall thenceforward be null and void.

After auction, lands not necessarily sold by private contract.

44. After land has been offered for sale by auction and not sold, it shall not be open for sale until after thirty days' public notice thereof shall have been given. It may then be—

- (1.) Either offered again from time to time, in one or more lots, for sale by public auction; or, if rural or

- pastoral lands,
- (2.) Declared open for sale on application in such lots, at such price per acre, as the Board shall determine, being a price not less in any case than the minimum price payable for land of the same quality that is open for selection for cash.

Foregoing provisions to apply to all auction sales.

45. The foregoing provisions relating to the sales of town and suburban lands by auction shall equally apply to all sales by auction of any Crown lands whatever, or of leases or licenses thereof.

Rural Lands.

Rural lands sold in manner directed in Appendix.

46. Subject to the general power of the Land Boards in respect of the disposal of the rural lands within the several land districts constituted under this Act, the said lands within each land district may be disposed of in the manner more particularly provided in the Appendix, relating to such land district, annexed to this Act: Provided always that no smaller quantity than twenty acres and no larger quantity of rural land than three hundred and twenty acres shall be put up for sale by auction in any one lot.

The maximum hereby limited for the sale of rural lands shall not be deemed to apply to land classified as third class land within the Land District of Auckland, or to lands classified within any other land district as pastoral or pasture land, or as being unsuited for tillage or agricultural purposes.

So much of the several Acts, Ordinances, and Land

Certain pro-visions of former Acts amended and continued in force.

Regulations heretofore in force specially relating to the alienation of rural lands within the several land districts of the colony, as is set forth in the several Appendices to this Act, and amended as therein appearing, is hereby enacted, and shall be in force within the several land districts to which the aforesaid Appendices respectively relate.

47. In all cases where it is not specially provided otherwise,

Payment of purchase money.

the applicant for the purchase of rural land which is not sold at auction shall pay, by way of deposit at the time of making his application, one-fourth part of the purchase-money of the land applied for, and shall pay the remaining three-fourths of such purchase-money within one month after a public notification shall have been made or a notice shall have been sent by post addressed to the applicant at his last known place of abode that the applicant has been declared the purchaser.

If such purchase-money is not completely paid at the time fixed, the part of the purchase-money so paid by way of deposit as aforesaid shall be forfeited, and the application shall be deemed withdrawn and cancelled, and shall thereupon become null and be void: Provided that if any application be not granted the deposit money shall be returned.

Lands Withdrawn from Sale.

48. It shall be lawful for the Board to withdraw from

Board may withdraw lands from sale, subject to reversal by Governor.

sale any land the sale of which it may appear to the Board would be prejudicial to the public interest, notwithstanding that application may have been made to purchase the same.

The Board shall forthwith report to the Governor its reasons for such withdrawal, and it shall be lawful for the Governor to affirm or overrule the decision of the Board.

In the event of the Governor overruling the decision of the Board, notice thereof shall be given to the original applicant (if any), who shall thereupon be entitled to all his original rights.

Lease or Sale of Lands of Special Value.

Board may sell or lease lands of special value.

49. It shall at any time be lawful for any Board to offer for sale by auction, or to dispose of the lease thereof by auction in such manner and at such price as the Board may think fit, not being less than the price at present authorised by law within the land district, any land which may be deemed to possess special value owing to its superior quality for agricultural purposes, or owing to proximity of constructed or projected lines of railways, or on account of minerals or timber, or from improvements or otherwise, or in respect whereof compensation shall have been paid to any person under any Act: Provided that the ground on which the Board shall deem such land to possess special value shall in every case be recorded on the minutes of the proceedings of the Board.

Extortion Prevention.

Proposing to take money for abstaining from bidding, misdemeanour

50. Every person who shall directly or indirectly offer or propose to accept or receive money or other valuable consideration as an inducement to abstain from bidding or competing as a purchaser or intending purchaser of land belonging to the Crown, or of any lease or license of such land, advertised for sale by public auction, and whether or not the land shall actually be put up for sale, shall be deemed to be guilty of a misdemeanour, and be liable on conviction thereof to be imprisoned for any period not exceeding twelve calendar months, with or without hard labour, or to be fined any sum not exceeding two hundred pounds sterling.

Actual receipt of money therefor, misdemeanour.

51. Every person who shall actually receive money or other valuable consideration for abstaining to bid for or compete for the purchase of any Crown lands which shall have been advertised for sale by public auction, and whether or not the same land shall be put up for sale by public auction, shall be deemed to have been guilty of a misdemeanour, and shall on conviction thereof be liable to be imprisoned with or without hard labour for any period not exceeding two years, or fined any sum not exceeding five hundred pounds.

Extorted money recoverable.

52. Every person from whom money or other valuable consideration shall have been extorted by the means aforesaid, may recover the amount or value of the consideration so extorted in an action for money had and received.

Part III. Land on Deferred Payments.

53. The Governor, by Proclamation in the *Gazette*, may

Power to set aside lands to be sold on deferred payment.

from time to time set apart out of any suburban or rural lands such blocks or allotments of land as he shall think fit, and set the same aside for sale on deferred payments, and in such Proclamation may fix a day on which the land shall be open for application. And he may also in like manner set apart for sale on deferred payments such blocks or allotments as may be recommended by any Land Board, and may also from time to time alter, amend, or revoke any such Proclamation.

54. All applications for land on deferred payments shall

Form of applications.

be made in conformity with the provisions of section twenty-seven of this Act.

Where more applications than one are made on the same

If several applicants, land to go to auction.

day for the same land, the land applied for shall be put up at public auction, and the bidding at such auction shall be limited to the applicants.

55. Every selector shall, at the time of making application

Deposits to be made on application.

for the land, deposit with the Receiver of Land Revenue in the case of suburban land, an amount equal to one-tenth of the price of the land; in the case of rural land an amount equal to one-twentieth of the price of the land; and the deposit of every selector shall be absolutely forfeited if he neglect or refuse to take up his license.

In the event of the land applied for being put up at

Further deposit of proportion of auction price.

auction, the person who is declared the purchaser of the land shall forthwith pay to the Receiver of Land Revenue, in addition to the sum he has deposited, an amount equal to the one-tenth or one-twentieth, according to the class of the land, of the increased price obtained for the land at auction over the upset price thereof.

56. In order to prevent the same person obtaining more

Alphabetical register of selectors.

than one allotment of land on deferred payments, the Board shall keep a register of the names and descriptions of all selectors, showing the extent of the land selected by each person; and such register shall be kept in alphabetical order.

57. No person shall be entitled to select land in more

Maximum of land to be selected.

than one class. The maximum area of land to be held hereunder by any one selector shall not exceed in the whole—

(1.) Of suburban or rural land, one allotment:—

(2.) No allotment of suburban land shall exceed twenty acres, or of rural land three hundred and twenty acres.

One-half of price to be added.

58. In any land district the price per acre to be paid for land taken up by any selector shall be—

- Where land is open for selection and sale for cash, then such cash price and one-half thereof added thereto; or,
- Where land is required to be put up at auction, then the highest price bid for the land at such auction; and the land in such cases is to be put to auction at the upset price and one-half thereof added thereto.

One-third of price of any block of land so disposed of shall be handed over to County Council or Road Board.

59. One-third of the price of any block of land disposed of under this part of this Act shall be handed over to the County Council or Road Board of the district within which such land is situated, to be expended in the construction of roads within, or to open up, the block for the benefit of the selectors. And the payments made by the selectors shall from time to time, until the amount of such one-third be reached, be paid over to such County Council or road Board, as the case may be. The plans of proposed roads shall in all cases receive the sanction of the Waste Land Boards of the district.

Who may be selectors. No re-selection.

60. Any person of the age of eighteen years and upwards may become a selector hereunder; but no selector having assigned his interest hereunder, and no person who has forfeited the right to hold the land selected by him by reason of the fraudulent breach of any of the conditions of his license, and no person who shall at any time have acquired a freehold under the deferred-payment system, shall be allowed at any time to make a new selection under this Act.

Disqualifications.

61. No owner of a pre-emptive right, no person being the owner in fee of six hundred and forty acres of land in all, no married woman not having obtained a decree of judicial separation or a protection order, no person who at the time of making his application has made any arrangement or agreement to permit any other person to acquire by purchase or otherwise the allotment in respect of which his application is made, or which he has bought at auction, or any part thereof, or the applicant's interest therein, shall become a selector hereunder.

62. Every selector, before making his selection, shall

Statutory declaration to be made of *bonâ fide* application.

make and produce a statutory declaration to the following effect:—

Declaration.

I, A. B., of [*Insert place of abode and occupation*], do solemnly and sincerely declare that I am of the age of eighteen years and upwards; that I am making the present selection of land, under the system of deferred payments, *bonâ fide* for my own exclusive use and benefit, and not directly or indirectly for the use or benefit of any other person whomsoever, and for the purpose of cultivation; that I have not at any time acquired the freehold of any land under the deferred-payment system; and that I am not the holder either in my own name or in the name of any other person of, and that I am not beneficially interested in, any lands of the Crown within the colony under the deferred-payment system, or under any agricultural lease, to any amount which, added to the acreage comprised in this present application, would exceed three hundred and twenty acres in extent; that I am not the owner of a pre-emptive right or of six hundred and forty acres of land in all; nor have I at any time assigned any interest in any land held by me on deferred payments. And I make this solemn declaration conscientiously believing the same to be true, and by virtue of an Act of the General Assembly of New Zealand intituled "The Justices of the Peace Act, 1866."

In the event of any of the statements contained in the

Penalty for false declaration.

above declaration being false, the selector shall forfeit all right to the land comprised in his selection, and all moneys paid in respect thereof, and all improvements made thereon.

63. The Board shall, upon production of the declaration

Conditions of license, and terms to be observed.

and payment of the deposit, issue to such selector a license to hold the land selected upon the following terms and conditions, which shall be endorsed upon every license:—

(1.) The license shall in the case of suburban land be

Term of license.

for a period of five years, and in the case of rural land shall be for a period of ten years, to be reckoned from

the next first day of January or July following the date thereof, and shall in addition include the period between the date of the license and such day.

License fees payable half-yearly in advance.

(2.) The yearly fee in respect of such license shall in the case of suburban land be an amount equal to one-fifth of the price of the land, and in the case of rural land be an amount equal to one-tenth of the price of the land, and shall be payable in equal parts half-yearly in advance, on the first day of January and the first day of July in each year, to the Receiver of Land Revenue.

Deposit to count for half-year's license fees.

(3.) The deposit paid at the time of application shall be in discharge of the license fee due on the next first day of January or July following the date of the license, as the case may be.

In cases where land has been submitted to auction, then the aforesaid deposit, together with the proportion of the increased price obtained for the land at auction paid forthwith after the auction, shall be in discharge of the aforesaid license fee.

Personal residence imperative.

(4.) The selector shall, within six months after the issue of the license, personally reside on the land, and shall continue so to reside in the case of suburban land for a period of four years and in the case of rural land for a period of six years from the issue of the license; but the Board may, if it shall think fit, give permission in writing dispensing with personal residence for the first four years from the date of the license, if the land is rural land wholly or mostly covered with bush.

Exemption.

Personal residence may also be dispensed with in the cases hereinafter mentioned in section sixty-four.

First year one-twentieth land to be cultivated.

(5.) The selector shall, within one year from the date of his license, bring into cultivation not less than one-twentieth of the land if rural land, and one-tenth if suburban land.

Second year another one-twentieth.

(6.) The selector shall, within two years from the date of his license, bring into cultivation not less than one-tenth of the land if rural land, and one-fifth if suburban land.

One-fifth of land to be

(7.) The selector shall, within four years from the date of his license, bring into cultivation not less than one-fifth of the land if rural land, and in the cultivated within four years.

case of suburban land shall have enclosed the whole of his allotment with a substantial fence, and shall have cultivated at least three-fourths of the land, and shall have made substantial improvements thereon to the value of at least ten pounds for every acre of such land.

(8.) The selector of a rural allotment shall, within six

Improvements equal to £1 per acre of land to be made within six years.

years from the date of his license, in addition to the cultivation of one-fifth of the land, have put substantial improvements of a permanent nature on the land to the value of one pound for every acre of such land.

(9.) The selector of a suburban allotment shall at any

After six years, if conditions fulfilled, may obtain grant.

time after the expiration of five years, and the selector of a rural allotment shall at any time after the expiration of six years, upon having complied with all the conditions of his license during the currency thereof, and upon obtaining a certificate from the Board, as provided in section seventy-three, be entitled to the right to a grant of the land on payment of so much of the price thereof, if any, as shall remain unpaid.

(10.) For a breach of any of the conditions numbered

For breach of license, all rights forfeited.

from two to nine inclusive, the right of the selector to hold and to acquire the land described in his license shall be forfeited.

(11.) No selector, whose land adjoins land held under

Rights against trespassers.

pastoral lease or license, shall be entitled to bring and claim for damages done on any part of the land held by him by trespass of any horses, cattle, or sheep belonging to any pastoral tenant of the Crown, unless the land so trespassed on shall have been enclosed with a good and substantial fence.

64. Whenever any two persons who have obtained

Where selectors intermarry, occupation of one allotment sufficient.

licenses to occupy Crown lands set apart for settlement on deferred payments shall have lawfully intermarried at some period not sooner than twelve months from the issue of the last of such licenses, it shall be lawful for the Board to authorise such persons to reside on such one of the allotments so selected as the Board

thinks fit.

Occupation of such one allotment in accordance with the permission of the said Board shall be deemed a compliance with the conditions of the fourth subsection of the sixty-third section of this Act, in respect of the several allotments selected by such two persons.

Transfer of interest by I selector.

65. If any selector shall desire to assign his interest in the land, he may apply to the Board to accept, instead of himself, some one person. The Chief Commissioner shall, at the expense of the selector, forthwith give public notice of such proposed transfer of interest by the selector, and no transfer shall be effected until after the expiration of thirty days from the day of the first publication of such notice; after which time, if the Board shall think fit to accept the person proposed as transferee, and such person shall have made the declaration required by the sixty-second section of this Act, and shall not be disqualified to hold such land to the extent thereof, the Board shall, on payment of

Fee of one pound on transfer.

a fee of one pound, indorse the transfer on the license upon production of the same; or if the loss or destruction thereof be proved to its satisfaction, the Board may dispense with the production thereof, and shall issue to the person accepted a new license, to hold the land on the same terms and from the same date as the original license, but with the name of such person substituted; and thereupon such person shall be deemed to have been from the date of the original license the selector of such land.

Executors same power within twelve months.

66. In the event of the death of any selector, his executors or administrators shall have the like powers as are given by the last preceding section to a selector in his lifetime, to assign the interest in the land of the deceased selector, provided that such power shall be exercised within and not later than twelve months from the day of the death of the selector.

If such executors or administrators shall fail to avail themselves, within the prescribed time, of the power hereby granted to them, then, and in every such case, the Commissioner of Crown Lands shall forthwith direct the land with all improvements thereon to be sold in the manner herein provided in cases of sales on recovery of possession of land, and shall, if the conditions of the license had not been fulfilled by the deceased, pay the surplus money of the proceeds of such sale in the manner hereinafter provided in such cases, but if the said conditions have been fulfilled then and in such case he shall pay the whole surplus to the representatives of the deceased selector.

67. The interest in land on deferred payments of a

Interest of selector not liable for his debts.

selector who has not fulfilled all the conditions of his license shall not, during the currency of such license, be assignable at law or in equity except under the provisions of this Act, and shall not be capable of being charged, incumbered, extended, or taken in execution in any manner whatever.

68. At the end of one, two, four, six, and ten years

Reports on fulfilment of conditions of license.

respectively from the date of the license, or as soon as conveniently may be thereafter, and at any such other time or times during the currency of such license as they may think necessary, the Board shall ascertain, by such means as they shall think most fitting, whether or not any selector has during the said one, two, four, six, or ten years fulfilled the conditions of his license; and for this purpose it shall be lawful for the Board, from time to time as they shall see fit, to require any Ranger of Crown Lands to report to them upon any breach of conditions of license, the value of improvements upon the land, and generally for the purposes of carrying out the provisions of this Act.

And for the purpose of making any such report any Ranger of Crown Lands shall, at all reasonable times, have free ingress, egress, and regress in, to, and over any lands and hereditaments in the occupation of any selector; and any person obstructing such Ranger in the performance of his duty, or refusing or wilfully neglecting to answer any question put to him by the said Ranger in connection with his duty, shall be liable to a penalty not exceeding ten pounds, which shall be recoverable in a summary manner before any two Justices of the Peace.

69. If any selector shall fail to fulfil any of the

Procedure for recovery of possession in case of breach of conditions.

conditions of his license within thirty days after the day on which the same ought to be fulfilled, and shall neglect or refuse to give up possession of the land on being required in writing so to do, the Commissioner of Crown Lands shall apply to the Resident Magistrate of the district for the recovery of the said land in the manner indicated by sections eighty-two to one hundred and two, both inclusive, of "The Resident Magistrates Act, 1867," or any other Act that may be in force in that behalf, relating to the recovery of possession of tenements; and the whole of such sections shall apply and have effect as if embodied in this Act; and the

Resident Magistrate shall have jurisdiction in such case, notwithstanding that the value of the premises or of the license fees payable in respect thereof shall be of a greater value than fifty pounds by the year; and the jurisdiction of such Magistrate shall not be taken away or deemed to be ousted by any claim of title, question of property, or suggestion of right, whether made *bonâ fide* or otherwise, which may be raised at the hearing of any such case.

On forfeiture, warrant to issue for obtaining possession.

70. If the Resident Magistrate shall decide that any of the conditions of the license have not been fulfilled, he shall declare the interest of the selector to be forfeited, and shall forthwith issue his warrant to the bailiff of the Court or to any constable to give possession of the land to the Board.

After recovery, land with improvements sold by auction.

71. On recovering possession the Board shall cause a valuation of the improvements, if any, upon the said land to be made, and thereafter direct the land, with the improvements thereon, to be sold by public auction, the improvements for cash, and the land on deferred payments at such upset price, time, and place as they shall appoint, but at a price not less than the original upset price, exclusive of the estimated value of the improvements; and the purchaser at such sale shall be bound to fulfil the conditions mentioned in sub-sections two, three, four, five, six, seven, eight, nine, ten, and eleven, in section sixty-three, and hold his land under the other terms and conditions in this Part of this Act referring to lands held on deferred payments.

Application of proceeds.

72. Out of the sum received for improvements at such sale there shall be returned to the original selector, after payment of all costs and expenses incident to the recovery of the possession of the land and the sale thereof, such proportion, not exceeding seventy-five per centum, as the Board shall determine.

Condition upon issue of grant.

73. At the expiration of the term of any license, or on payment of the price of the land previous thereto, as provided in subsection nine of section sixty-three of this Act, the Board, upon all the conditions of such license having been fulfilled, shall certify to the Minister that, in their opinion, the selector is entitled to a Crown grant of the land held by him, and a Crown grant accordingly shall in due course be issued to the selector.

Holders of agricultural leases may exchange for lease on deferred payments.

74. Any original holder of an agricultural lease under "The Gold Fields Act, 1866," or any Acts relating thereto, who shall prove to the Board that he is the original holder of such lease and that he has held it for a period of three years, and made substantial and permanent improvements thereon as provided by the said Acts, and that he has paid all rents due thereon and in all respects complied with the conditions of such lease, shall, if there be no objection to the alienation of land held under such lease on the ground of being auriferous, or other reasons of a public nature, be entitled to surrender his lease and obtain a license under this part of this Act: Provided that no such license shall be granted whereby any person shall be entitled to hold more than three hundred and twenty acres at any one time under an exchange license on deferred payments.

Such license shall be called an exchange license, and shall be issued for a period of seven years at a yearly fee of three shillings per acre; and on the expiration of the last-mentioned term the holder of the license shall be entitled to a grant of the land comprised in the exchange license without any further payment.

The holder of any exchange license may at any time acquire the right to a Crown grant of the land on payment of so much of the price thereof as shall remain unpaid at the date of his application to purchase the same.

Pastoral Lands May be Sold on Deferred Payments.

75. In this portion of this Act relating to the sale of

Lands to be classified as agricultural and pastoral respectively.

pastoral lands on deferred payments, the term "pastoral lands" shall include only such lands as shall be classified in manner herein provided as lands not being suited for agriculture.

For the purpose of such classification the Governor may from time to time appoint three Commissioners in any district, of whom the Chief Surveyor of the district shall be one, to report to him upon any rural lands in the district on which the Governor may require such Commissioners to report, and the said Commissioners shall furnish to the Governor accordingly a description of the boundaries of the land within such district on which they may be required to report as aforesaid, classified by them as agricultural and pastoral land respectively, which description shall be published, in the *Gazette*, and for the purposes of this portion of this Act the land described in such publication as pastoral land, or such portions thereof as the Governor may determine, may be dealt with as herein provided for the sale and disposal of pastoral land.

Power to set aside lands.

76. The Governor may from time to time set apart blocks of pastoral lands for sale on deferred payments.

Such lands, if held under pastoral license or lease and not open for sale, may be sold not more than twelve months before the expiry of the then existing licenses or leases, the sale to be subject to, and occupation to commence at

Proviso.

the termination of, the lease or license: Provided always that the sections in this Act referring to the disposal of pastoral land on deferred payments shall not be applied to any land in the Land District of Canterbury held under pastoral license until the first day of May, one thousand eight hundred and eighty-two.

Public auction: price 20s. per acre.

77. Such lands shall be sold at public auction at an upset price of not less than twenty shillings per acre. The Board may with the approval of the Governor increase the upset price of any allotment or allotments which may be considered by it to be of special value.

Size of allotments.

78. The land shall be surveyed into suitable allotments before sale; and no allotment shall be less than five hundred (500) nor more than five thousand (5,000) acres.

One allotment may be purchased.

79. No purchaser shall be entitled to purchase more than one allotment.

Register to be kept.

80. The Board shall keep a register of the names and descriptions of all purchasers, showing the extent of land purchased in the name of each person.

Who may purchase.

81. Any person of the age of eighteen years and upwards may become a purchaser hereunder; but no purchaser having assigned his interest, and no person who shall at any time have acquired the freehold of any pastoral land under the deferred-payment system, shall be allowed at any time to make a second purchase hereunder.

Disqualifications.

82. No married woman not having obtained a decree of judicial separation or a protection order, no person who at the time of purchase has made any arrangement or agreement to permit any other person to acquire by purchase or otherwise the allotment he has bought at auction, or any part thereof, or his interest therein, shall be entitled to hold hereunder.

83. Every purchaser, before making his purchase, shall

Statutory declaration to be made of *bonâ fides*.

make and produce a statutory declaration to the following effect:—

Declaration.

I, A. B., of [*Insert place of abode and occupation*], do solemnly and sincerely declare that I am of the age of eighteen years; that I am making the present purchase of land, under the system of deferred payments, *bonâ fide* for my own exclusive use and benefit, and not directly or indirectly for the use or benefit of any other person whomsoever; that I have not at any time acquired the freehold of any pastoral land under the deferred-payment system, and that I am not the holder either in my own name or in the name of any other person of, and that I am not beneficially interested in, any allotment of pastoral lands purchased under the deferred-payment system to any amount which added to the acreage comprised in this present application, would exceed five thousand acres; nor have I at any time assigned any interest in any pastoral land held by me on deferred payments. And I make this solemn declaration conscientiously believing the same to be true, and by virtue of an Act of the General Assembly of New Zealand intituled "The Justices of the Peace Act, 1866."

In the events of any of the statements contained in the

Penalty for false declaration.

above declaration being false, the purchaser shall forfeit all right to the land comprised in his purchase, and all moneys paid in respect thereof, and all improvements made thereon.

84. Every purchaser shall, forthwith after the auction,

Deposits to be made.

deposit with the Receiver of Land Revenue an amount equal to one-thirtieth of the price of the land; and the deposit of every purchaser shall be absolutely forfeited if he neglect or refuse to take up his license.

85. The Board shall, upon production of the declaration

Conditions of license, and terms to be observed.

and payment of the deposit, issue a license to hold the land upon the following terms and conditions, which shall be indorsed upon every license:—

- The license shall be for a period of fifteen years,

(1.) License to endure for fifteen years.

to be reckoned from the next first day of March or September following the date thereof, and shall in addition include the period between the date of the license and such day.

- License fees payable half-yearly in advance.

(2.) The yearly fee in respect of such license shall be an amount equal to one-fifteenth of the price of the land, and shall be payable in equal parts half-yearly in advance, on the first day of March and the first day of September in each year, to the Receiver of Land Revenue.

- Deposit to count for half-year's license fees.

(3.) The deposit paid after the auction shall be in discharge of the license fee due on the next first day of March or September following the date of the license, as the case may be.

- Personal residence imperative, except for a term of three months in any year.

(4.) The purchaser shall, within twelve months, personally reside on the land, and continue so to reside for a period of five years; but the Board may, if it shall think fit, give permission in writing dispensing with personal residence for any term not exceeding three months in any one year.

- After ten years, if conditions fulfilled, may obtain grant.

(5.) The purchaser may, at any time after the expiration of ten years, upon having complied with all the conditions of his license during the currency thereof, and upon obtaining a certificate from the Board, as provided in section seventy-three, acquire the right to a Crown grant of the land on payment of so much of the price thereof as shall remain unpaid.

- For breach of license all rights forfeited.

(6.) For a breach of any of the conditions numbered from two to four inclusive, the right of the purchaser to hold and to acquire the land described in his license shall be forfeited.

Previous sections of Act to apply.

Sections sixty-three to seventy-three inclusive, so far as the same may be applicable, shall apply to pastoral lands sold on deferred payments.

Part IV. Licenses For Cutting Timber, Flax, and Other Purposes.

Occupation licenses may be granted.

86. It shall be lawful for the Board to issue licenses, in forms to be by the Board prescribed, authorising the holders to occupy, for any period not exceeding seven years from the granting thereof, so much of the Crown lands as shall be specified therein, for any of the undermentioned purposes, namely:—

- Cutting and felling and removing timber;
- Cutting and removing flax;
- Raising of lignite or coal;
- Removal of clay for bricks or pottery;
- Removal of sand, gravel, or stone;
- Working of quarries;
- Digging for and removing kauri gum;
- Sites for saw mills, flour mills;
- Sites for tanneries, fell mongers' yards;
- Sites for slaughter-yards, brick-kilns;
- Sites for potteries, ferries, jetties;
- Sites in thinly inhabited districts for inns and accommodation-houses:

Provided that the licenses hereby authorised to be granted shall not, in the case of inns and accommodation-houses, authorise the sale of fermented and spirituous liquors. For such purposes, the law in force regulating the sale of fermented or spirituous liquors shall not be affected hereby: Provided further that a licensee under this section may, if the Board so determine, at a rental and on terms to be fixed by the Board, have a lease of the lands occupied by him under license for any term not exceeding twenty-one years.

87. The Board shall determine the extent of land to

Board to limit area, and annual fee.

which such license shall give a right of occupancy, and the annual fee to be charged in respect to the lands held under such license; and may make regulations prescribing the area within which such licenses shall apply, and otherwise appointing the conditions upon which such licenses shall be held: Provided always that no area granted by any license shall exceed eighty acres.

88. No such license shall preclude the Board, if it shall

Disputes decided by Board.

so determine, from selling or leasing, or the Governor from including within a hundred, or reserving, or shall in any way affect the rights of the Crown to, the land occupied in virtue of such license, and such license shall cease to have any force over the lands so sold, leased, or reserved. All disputes between holders of such licenses shall be heard and decided by the Board.

89. Any unlicensed person occupying or using any
Penalty on unlicensed persons.

Crown lands for any of the before-named purposes shall, on conviction thereof, be liable to a penalty not exceeding twenty pounds, to be recovered in a summary way.

Occupation licenses may be granted provisionally.90. It shall be lawful for the Board at its discretion to issue provisional licenses to occupy any rural land not exceeding two hundred acres for any of the purposes mentioned in the eighty-sixth section of this Act. Such licenses shall be issued for any term not exceeding three years, and the holder of a provisional license may at any time during the currency of the license apply for and, if the Board see no objection thereto, obtain a lease of the lands held under such license, and such lease shall be granted for any term not exceeding twenty-one years, at such annual rental, in such form, and subject to such conditions as the Board may determine.

Part V. Forests.

Governor may declare forests to be forests under Act.

91. It shall be lawful for the Governor, from time to time as we shall think fit, or on the recommendation of the Board of any land district, to declare any forest belonging to the Crown within such district to be forests subject to the provisions of this Part of this Act, and also from time to time to alter, amend, or revoke any such Proclamation.

Governor may appoint Conservators.

92. The Governor may from time to time appoint and remove Conservators and Rangers of Forests and of Crown Lands.

By-laws.

93. The Governor in Council may from time to time make, alter, or repeal regulations and by-laws for any of following purposes:—

- For regulating the duties of Conservators and Rangers of Forests and of Crown Lands, and prescribing what acts or omissions by such officers shall be punishable by penalties as breaches of such regulations or by-laws, and for prescribing and regulating the powers of such officers in and for preventing the cutting, removing, and destruction of timber contrary to the regulations or bylaws under this Part of this Act:
- For prescribing the mode and form of application for leases or licenses of, or the grants of privileges, in such forests, and the terms and conditions of such leases, licenses, and grants:
- For the management and administration of the affairs of forests under this Part of this Act:
- For regulating the seasons at and mode in which the lessees, licensees, or grantees of privileges may fell trees in such forests, and cut or remove timber or bark therein or there from:
- For requiring such lessees, licensees, and grantees, to take from all trees cut down all the timber fit for use:
- For preventing all unnecessary destruction of growing timber in such forests:
- For regulating the manner in which any such forests may be planted or re-planted, and for the protection of such forests:
- For preventing the danger and spread of fire in such forests:
- For prohibiting trespassing on such forests, and for regulating access thereto:
- For regulating and authorising the construction, maintenance, protection, and use of tramways, railroads, and other roads and ways in such forests, and for charging rents, tolls, or other dues for the use of tramways, railroads, and other roads and ways over such lands or forests:
- And generally for facilitating and more effectually carrying into execution the objects of this Part of this Act in relation to such forests.

Any such regulations and by-laws may be made applicable

By-laws may apply to forests generally, or to one or more in particular.

to any land district or to forests under this Part of this Act generally, or to one or more of such districts or forests in particular.

And the Governor in Council may by any such regulation

Penalties may be imposed.

or by-law to be made under this Part of this Act impose reasonable penalties, not exceeding fifty pounds for any one offence, and every such regulation or by-law shall be so framed as to allow the Justice before whom

any such penalty may be sought to be recovered to order a part only of such penalty to be paid if such Justice shall think fit.

94. Every regulation and by-law made under this Part
Proof of by-law.

of this Act shall be published in the *Gazette*, and upon such publication shall come into operation and have the force of law as if the provisions thereof were contained in this Part of this Act, and the production of a *Gazette*, printed under the authority of the Government, containing therein printed matter purporting to be a regulation or by-law made under this Part of this Act, shall be sufficient proof thereof.

Forfeiture of lease, &c.

95. Every lease or license or grant of privilege made under this Part of this Act shall be subject to forfeiture for infraction of any one of the conditions to which it is subject; and in such case the Commissioner of Crown Lands shall have the right, without any suit or other proceeding at law or in equity, or compensation to the lessee, licensee, or grantee, to cancel the same, and to make a new lease, license, or disposition of the land, timber, or limits described therein to any other person, at any time during the term of the lease, license, or grant so cancelled: Provided always that the licensee or lessee may appeal to the Governor against the decision of the Commissioner of Crown Lands in cancelling such license or lease, and the Governor may vary, reverse, or affirm such decision.

Conservators, &c., may apprehend offenders without warrant.

96. Any Conservator or other officer appointed under this Part of this Act may, without warrant, apprehend any unauthorised person found cutting or removing any timber or bark on or from any lands forming part of the forests under this Part of this Act; and any person so apprehended as in this section aforesaid shall be taken, as soon as reasonably may be, before some Justice of the Peace, to be dealt with according to law.

Persons found on proclaimed land in possession of timber, not accounting for possession, liable to apprehension and penalty.

97. Any person found within any such forest, or on any road in its vicinity, and having in his possession any tree or part of a tree, who, on being thereunto required by any Conservator of Forests or other officer under this Act, or by any person having a right of property or the right to cut wood on any such land or part thereof, whether leased or not, or by any one acting on behalf of such person, refuses to give a satisfactory account of the manner in which he became possessed of any such tree or part of a tree, may be brought by the party interrogating him before any Justice of the Peace, and, if such person does not satisfy the Justice that became lawfully by the said tree or part of a tree, he shall, on conviction by such Justice, forfeit and pay, over and above the value of such tree or part of a tree so found, any sum not exceeding five pounds.

Part VI. Land Held for Pastoral Purposes.

In Regard to Runs Within Canterbury.

98. From and after the first day of May, one thousand
Rent of runs assessed on carrying capacity.

eight hundred and eighty, the rent to be paid by every licensee in respect of a run held under the provisions of any Waste Lands Acts or Regulations heretofore in force within the Land District of Canterbury shall be determined according to the value of the run; such rent shall not be more than two shillings nor less than ninepence for every head of sheep, and not more than ten shillings nor less than four shillings for every head of cattle which such run shall be determined by the Board to be capable of carrying.

99. The Board shall, not later than the first day of
Carrying capacity to be ascertained and gazetted.

November, one thousand eight hundred and seventy-eight, determine the grazing capability of each run held under license in the Canterbury Land District, and shall within the maximum and minimum hereinbefore prescribed, according to the value of the run, decide the rate to be paid on the stock depastured thereon, and shall cause to be inserted in the *Gazette* a notice of the amount of rent to be paid in respect of each run in such district, and unless appealed against, as hereinafter provided, the amount therein mentioned shall be binding and conclusive upon the occupier.

100. In no case shall a run be determined to be capable
Minimum rate at which estimate of capacity to be calculated.

of carrying a smaller number of stock than the number which was depastured thereon in the year one thousand eight hundred and seventy-six, according to the returns of cattle and sheep respectively furnished in that year for the purpose of striking a rate thereon, under the provisions of the Acts or Ordinances then

respectively in force in that behalf, unless the grazing capabilities of such run shall since the date of such return have been diminished in consequence of a portion of such run having been sold or leased, licensed, or reserved, or from some other such cause, and, if so diminished, a proportionate reduction may be made according to the quantity of land by which such run has been diminished.

Appeal maybe had if either party dissatisfied.

101. If the Minister shall be dissatisfied with the amount of the rent fixed by the Board as aforesaid, he may, in manner hereinafter provided, appeal against such determination; and, if the occupier of any run shall be dissatisfied with any such determination, he may in like manner appeal there from, on making a deposit of fifty pounds to the Receiver of Land Revenue as a security to the said Board for any cost incurred in connection with such appeal.

Application to Judge to allow appeal.

102. The Minister or the occupier may, at any time within three months after the first publication in the *Gazette* of such notice, cause a summons to be taken out, returnable before a Judge of the Supreme Court in Chambers, to show cause why, on one or more of the grounds hereinafter mentioned, and which shall be specified in the summons, an appeal should not be allowed against such determination; and if, on the hearing of such summons, it shall appear by affidavit or oral testimony, or both, to the said Judge that the said determination was fraudulent or erroneous or unjust, the Judge shall make an order, without costs, that such determination may be appealed against by the Minister or the occupier.

On leave given, matter on appeal referred to arbitrators.

103. The party in whose favour any such order shall be made may, within one month after the making thereof, give notice to the other party of the intention to appeal against such determination, and in such notice name the person appointed by such party to decide the said appeal; and the other party shall within seven days from the service of such notice appoint another arbitrator, and the two arbitrators shall appoint a third arbitrator; or if they refuse or neglect to do so within fourteen days, or if the party on whom such last-mentioned notice has been served neglect or refuse within the time before-mentioned to appoint an arbitrator, a Judge of the Supreme Court may and shall, on the application of the party in whose favour the order has been made, appoint an arbitrator, to act with the arbitrator or arbitrators previously appointed in the matter of the said appeal, and the arbitrators so appointed shall, after having inspected the run, hear and receive evidence, in a place to which the public shall be admitted, and the decision shall be given within two months after the service of such notice.

Arbitrators may examine on oath.

104. Such arbitrators shall have all the powers which by any Act now in force can be exercised by any arbitrator appointed by a rule of Court, including the power of examining witnesses upon oath.

Every such arbitrator shall, previously to entering upon his duties, take and subscribe before a Justice of the Peace an oath that he will well and faithfully discharge his duty as an arbitrator, and do right in the matter of the arbitration submitted to him to all persons without fear or favour, affection or ill-will.

105. Subject to the provisions of section ninety-eight,

Arbitrators to fix rent of run.

such arbitrators, or a majority of them, shall determine the amount of rent to be paid in respect of the run according to its grazing capabilities, and shall have power to fix the rent at a higher or lower amount than that fixed by the Board; and the amount so determined shall be the rent to be paid in respect thereof.

106. The arbitrators shall award that the unsuccessful

Arbitrators may award costs of appeal.

party shall pay to the other party the reasonable costs attending such appeal, and also the costs of the arbitrators; but such last-mentioned costs shall not exceed the sum of three pounds for every day occupied by each arbitrator in going to and returning from the run, and in inspecting the same and examining witnesses; and in no case shall the costs to be paid to the arbitrators exceed thirty pounds.

If the amount of rent determined by the arbitrators shall be less than that determined by the said Board by one-tenth only, the party appealing shall not be entitled to recover any costs from the said Board.

If the rent as fixed by the Board be not reduced, it shall apply the deposit to be paid as aforesaid towards satisfaction of the costs incurred.

107. If, before the making of such determination as

Substitution of arbitrators in case of death, &c.

aforesaid, any arbitrator die, or refuse or become incapable to act, the party or Judge by whom such arbitrator was appointed, as the case may be, shall appoint another in his stead; and, if such party fail to do so for the space of fourteen days after notice from the other party in that behalf, such other party may appoint an arbitrator in his stead; and every arbitrator so appointed shall have the same powers and authorities as were vested in the arbitrator in whose stead such appointment shall have been made.

108. If on proper representation the Board shall

Board may increase estimate of rent.

have reason to believe that the amount originally determined as the rent to be paid in respect of any run or runs "was fixed at too low an amount, it shall be lawful for the said Board, at any time within twelve months after such determination, to increase the amount of such rent: Provided always that notice of the fact of such increase having been made shall within one month thereafter be inserted in the *Gazette*, and that a copy of such notice be posted to the occupier of such run in a letter addressed to him at such run.

Similar appeal as in former case.

109. Such occupier may appeal against the determination of the Board in making such increase; and such appeal shall be decided in the same manner, and such decision shall have the same consequences, in all respects as is hereinbefore provided with regard to an appeal from the original determination of the Board as to the amount of rent to be paid.

Present run-holders may elect to hold under assessments.

110. Every holder of a depasturing license whose rent has been determined as hereinbefore provided, who shall on or before the first day of May, one thousand eight hundred and eighty, pay the first year's rent in advance, and in other respects comply with the provisions' of this Act, shall be entitled from thenceforth to hold his run as from the first day of May, one thousand eight hundred and eighty, until the first day of May, one thousand eight hundred and ninety, subject to the provisions of this Act, and thereafter the depasturing license and all rights (if any) created thereunder shall absolutely cease and determine.

Licenses may be forfeited.

111. If any holder of a depasturing license shall at any time fail or neglect to pay the rent due in respect thereof, or shall fail to pay the rent which may be determined by the Board or by arbitrators as hereinbefore provided, the Commissioner of Crown Lands shall declare such license to be forfeited, and the run shall then be dealt with as provided by this Act in respect to unlicensed or forfeited runs.

Preemptive rights to cease on 1st May, 1880.

112. All rights of preemption heretofore granted in the Land District of Canterbury shall, on and after the first day of May, one thousand eight hundred and eighty, absolutely cease and determine.

Fencing, buildings, and other improvements may be removed on termination of lease.

113. If the holder of any depasturing license shall have erected or made, or shall hereafter erect or make, any building, fencing, enclosure, or other improvement on Crown lands included within his license but not included in any preemptive right, and such land shall be purchased by any other person than such holder, he shall be entitled to remove such building, fencing, enclosure, or other improvement within three months from the date of his receiving a written notice of such purchase from the Board.

In Regard to Runs Within Otago.

114. Before the expiration of any license or lease for

On expiration of license or lease Board to determine how lands so held shall be dealt with.

depasturing purposes now in force, the Board shall, with the approval of the Government, determine whether it is expedient to lease again for depasturing purposes the whole or any part of the lands held under such license or lease; or whether such lands, either as to the whole or as to any part thereof, as the case may be, are required for sale as rural lands under Part II. of this Act, or for sale and settlement on deferred payments under Part III. of this Act.

If it be determined that such lands, either as to the whole or as to any part thereof, as the case may be, are so required, then the Board shall, at any time not later than twelve months before the expiration of the license or lease, cause a notice of such resolution to be served on the licensee or lessee, or to be left at his last or last-known place of abode, or with some person resident upon the lands comprised in such license or lease.

If it be determined that such lands, either as to the whole or part thereof, as the case may be, shall again be let for depasturing purposes, then a new lease of the whole or of such part, as the case may be, shall, subject to the provisions relating to leases of pastoral lands contained herein, be sold by auction at least twelve months before the expiration of the then existing license or lease.

115. When it shall have been determined as hereinbefore

Licenses on renewal to be put up to auction.

provided, that the whole or portion of any run held under lease shall be again let for depasturing purposes, the Board shall cause such run, or such portion thereof as it may have determined to let, to be exposed to auction at least twelve months before the expiration of the then existing lease, and the sale shall be on the express condition that the purchaser, not being the actual lessee, shall, before being let into possession, pay to the Receiver of Land Revenue valuation for the improvements made on the run, such valuation to be fixed and determined as next hereinafter provided; and such auction shall be conducted in all other respects in the same

manner as herein provided for auctions of runs.

If present occupant not purchaser, existing improvements to be valued.

116. In the event of the then lessee not having become the purchaser, the Board shall, at least one month before the expiration of any such lease, appoint an appraiser to value all improvements, consisting of necessary buildings, and of plantations, fences, and ditches for draining made on the lands, the license of which has been sold at auction as last aforesaid: Provided the amount of such valuation to be paid as aforesaid shall in no case exceed three times the amount of the average annual rent paid under the expiring lease during the term thereof.

Amount paid therefor to be handed to late occupant.

117. On the receipt of any sum of money paid on any valuation made as aforesaid, the Receiver of Land Revenue shall, on application being made to him in that behalf, pay over to the person who at the expiration of the old lease was the lessee or transferee and holder of such lease

No claim for improvements to be made against Crown

the amount received for such valuation: Provided always that no lessee shall have any claim for valuation or compensation for or on account of any improvements either against the Crown or the Board.

Within Otago and South-land, leases terminating after 1st July to be extended to following March.

118. All pastoral leases or licenses in the Districts of Otago and Southland, terminating between the first day of July in any year and the month of March in the next succeeding year, shall be held to terminate in the last-named month of March, and the lessee or licensee, whose term of occupation has become extended by virtue of this provision shall be liable for and shall pay in advance a proportionate amount of rent for the period during which his lease or license may be so extended.

General Provisions as to Runs.

Existing leases on expiry to be sold at auction.

119. Subject to the provisions hereinbefore contained in respect of runs within the Land Districts of Canterbury and Otago respectively, and to any rights subsisting under any enactment repealed hereby,—

All Crown lands which at the time of the passing of this Act shall be occupied for pastoral purposes by virtue of any lease, license, or other authority may, on the determination or surrender of any such lease or license, if the Governor in Council shall see fit, be exposed to auction in runs of such extent as we shall approve.

All unoccupied Crown lands, and all Crown lands the

Also leases of unoccupied lands.

license for which may be forfeited or surrendered, may in like manner be exposed to auction as aforesaid.

No larger extent of such land than will be sufficient,

Runs limited.

according to the estimate of the Board, to carry all the year round five thousand sheep or one thousand head of cattle shall be offered at auction in one lot under the provisions of this Act.

120. Before any run shall be exposed at auction, the

Rent to be advertised before sale.

Board shall determine the upset amount of rent at which the same will be put up at auction, and notify the same by advertisement, and notice of such auction shall be given in the same manner in all respects as herein enacted with regard to town and suburban lands about to be sold by auction.

121. The license shall be for such term not exceeding

Term for ten years, subject to twelve months' notice.

ten years as the Board shall fix, subject to be determined at any time in manner next hereinafter provided, if the Governor shall be of opinion that the land therein comprised, or any part thereof, is required for sale as agricultural or pastoral land.

It shall be lawful for the Governor at any time and from time to time to cause to be given to the licensee twelve months' notice in writing that the whole or any part of the land comprised in any such license is so required, and at the expiration of such notice the license in respect of the land then specified shall determine and be void.

If part of the land only comprised in any license is affected by any such notice, it shall be lawful for the licensee at any time, either before or after the expiration of such twelve months' notice as aforesaid, on giving not less than six months' notice of his intention to do so, to surrender his license as to the whole or part of the land therein comprised but not affected by such first-mentioned notice.

No licensee shall be entitled to any compensation in consequence of his license being determined as aforesaid as to the whole or any part of the land therein comprised.

Provided always that in the Land District of Otago such licensee shall be entitled to compensation in

respect of improvements on land, as mentioned and determined in amount in section one hundred and sixteen of this Act, the license of which shall be so determined, if, having been the occupant of such land before the expiration of the old lease, he has received no compensation for improvements made by him during the currency of the old lease, or if he has paid to the Receiver of Land Revenue valuation for such improvements under the provisions of clause one hundred and fifteen of this Act, or of "The Otago Waste Lands Act, 1872."

First year's rent to be paid in advance.

122. The person who shall pay the highest sum by way of annual rent for any such run shall be entitled to receive a license to occupy the same for pastoral purposes, provided he shall pay the first year's rent in advance at the time of such auction; and in default of such payment the run shall be forthwith again put up to auction.

Date of license.

123. Every license of a run purchased at auction as aforesaid shall, if the run is held under license at the time of sale, bear date on the next first day of March following the determination of such license, and in respect of lands not held under license shall bear date on the next first day of March

Rent for intermediate period between purchase and license.

following the date of such auction: Provided always that the purchaser of the license shall pay, over and above the first year's rent required to be paid in advance, and at the same time as such rent is paid, a further sum equal to the amount of rent that shall be payable in respect of the run described in such license for the whole period that may intervene between the date of the auction and the date of the license.

If no bidders, rent may be reduced and again offered.

124. If there be no bidder at such auction, the Board may reduce the amount of the rent; and the run shall be again exposed to auction, after notice of the same shall have been given in manner hereinbefore provided, and so on from time to time until the license of the said run shall be sold.

Rights granted by pasturage license.

125. A pasturage license shall entitle the holder thereof to the exclusive right of pasturage over the lands specified therein, but shall give no right to the soil or timber or minerals, and shall immediately determine over any land which may be proclaimed a hundred, or which may be licensed, leased, purchased, granted, or reserved under this or any other Act. Such roads and rights-of-way as the Governor or the Board may deem necessary may at any time be taken through any run without compensation.

126. The interest in a run held under any license which

License may be transferred

may be issued hereunder to occupy for pastoral purposes shall be deemed to be a chattel interest for all purposes.

Such interest may be transferred in writing attested by a Justice, either endorsed upon the license or on a separate document; and the person to whom such interest shall be transferred shall be entitled, upon payment of a fee of ten pounds, to receive a license to occupy for pastoral purposes: Provided that the person making such transfer shall be liable for the instalment of rent which shall become due next after such transfer.

Every transfer of the interest in a run held under a license to occupy for pastoral purposes shall be registered at the office of the land district; and until such registration has been made as aforesaid the said transfer shall have no effect or operation, and no interest, either at law or in equity, shall be transferred thereby.

127. Every license issued under the authority of this

Conditions to be contained in license.

Part of this Act shall contain the following conditions:—

(1.) A condition for the payment of the rent at the times herein mentioned;

(2.) A condition that if the licensee, or any person claiming an interest through or under the licensee in the run for which the license has been issued, shall make or cause to be made any agreement or contract, or shall give or cause to be given or taken any negotiable security, for the purpose of defeating or evading the provisions of or shall in any way whatsoever directly or indirectly commit or be privy to a fraud upon this Act, the license shall be liable to be forfeited and revoked in manner hereinafter provided: And every license shall contain such other conditions and provisions, not inconsistent with the provisions of this Act, as the Board shall approve of and shall direct to be inserted therein.

128. If at any time while any such license is in force

On violation of conditions license may be revoked.

it shall be shown to the satisfaction of the Board that any condition of such license has been violated, the Board may forfeit and revoke such license, and may dispose of the run to which such license applied as if such license had never been issued; and such licensee, and his executors, administrators, and assigns, shall be taken to have forfeited all right, title, and interest under such license, and to be, as against the Crown or the Board, or any person claiming under the Crown or the Board, a mere trespasser or mere trespassers; and the production of a copy of the *Gazette* containing a notice, purporting to be signed by the Commissioner of Crown Lands, of the

forfeiture and revocation of any such license, shall be evidence that such license has been lawfully forfeited and revoked.

Runs may be subdivided.

129. The licensee of any run may with the sanction of the Board, and upon payment of a fee of ten pounds for every subdivision, divide such run, and the Board shall determine the amount of rent to be paid in respect of each subdivision of the original run, so that the rent to be paid for the whole of such subdivisions shall not be less than the rent paid for the run when undivided.

And the Board shall issue licenses authorising the occupation for pastoral purposes of each run into which the original run shall have been so divided, at the rent so-determined by the Board as last aforesaid: Provided always that no preemptive right to purchase or lease shall be exercised after such subdivision.

Where runs are diminished by Board, rent to be abated.

130. If the area of any run shall be diminished by reason of any portion thereof being proclaimed a hundred, licensed, leased, purchased, granted, or reserved, the license of the run shall be revoked to the extent that the same shall thereby be diminished, and the rent to be paid in future in respect of such run shall be reduced to an amount proportionate to the area over which the license has been so revoked.

Licensee may purchase land on run for homestead.

131. It shall be lawful for the Board to permit the original holder of a pastoral license issued under this Act to apply for and purchase in one block, and at such price as the Board may determine (not being less than the upset price of land in the district), an allotment of land not exceeding three hundred and twenty acres on which to erect buildings, yards, or such other improvements as may be necessary for working the run: Provided that any licensee who has at any time heretofore purchased or become the owner of a preemptive right in such run shall not be entitled to purchase hereunder.

Certain lands may be excluded from application for license.

132. The Board may refuse to receive any such application for any land supposed to be auriferous, or to contain any mineral or metal, or which in the opinion of the Board may be required for the site of a town or ferry or for any reserve or public purpose; and such application if received shall be surveyed in all respects in conformity with the regulations as to roads and frontages in force in the land district.

133. Notwithstanding that the Board may have received

Board may refuse application, and refund money.

such an application, it shall be lawful for the Board after the survey of the land has been made, if to the Board it shall see fit, to refuse to grant the application either as to the whole or as to part of the land applied for, and to return the moneys (if any) paid on account of purchase-money or surveys, or such part thereof as has been paid on account of the portion of land the application for which shall not be granted.

134. The rent payable in respect of any run shall,

Rent payable half-yearly in advance.

except as is hereinbefore provided in respect of the first year's rent, be paid in equal parts, half-yearly in advance, on the first day of March and the first day of September in each year.

135. The rent may be recovered in like manner as any

Rent recoverable by distress on order of Commissioner.

rent is or shall be recoverable by law, and, in case the same shall be levied by distress, an order of the Commissioner of Crown Lands shall be a sufficient warrant and authority to distrain, any law or enactment to the contrary notwithstanding.

136. If the occupier of any run shall not pay the rent

Penalty on occupier in arrear of rent.

within fourteen days after it shall become due, he shall be liable to a penalty of one pound for every day that such rent shall be in arrear after the day when it became due, to be added to the amount of the rent due: Provided always that, in case of the death of the lessee before the rent becomes due, the time of payment may be extended by the Board to three months.

137. If such rent and penalty be not paid within one

Run forfeited if rent three months in arrears.

month after such rent became due, the said Board shall cause to be inserted in the *Gazette* a notice to the occupier of such run that the same is liable to forfeiture; and if such rent, together with the full amount of the penalty, be not paid within three months after the date of such insertion, the Commissioner of Crown Lands shall forthwith declare such run forfeited, and after any such declaration the interest of such occupier in such run shall cease and determine.

Disputes as to boundaries of adjoining runs settled by arbitration.

138. When any difference exists or shall arise between the occupiers of adjoining runs as to the common boundary thereof, the Board may, by an order in writing, direct that the same shall be ascertained by some

competent person to be appointed in such order, and by two other persons, one to be appointed by each of the said occupiers, and such three arbitrators or any two of them shall make their award in writing of and concerning the premises on or before the day named for that purpose in such order, or on or before such further day as the Board shall by writing indorsed on the same order appoint, and such award shall be transmitted to and deposited in the office of the Board, and shall be binding and conclusive on Her Majesty and the said occupiers respectively, and the cost of such arbitration shall be borne by the said occupiers in such manner or proportions as the said arbitrators shall direct.

Arbitrators to mark boundaries on the ground.

139. It shall be lawful for the arbitrators who may determine the boundary as aforesaid to mark on the ground such boundary, and such boundary so marked shall be held to be the boundary of such runs. And it shall be lawful for the said arbitrators, or any authorised officer chosen by the Board, to certify, by his or their signature duly attached to any plan representing such boundary, the accuracy of such representation, and such plan shall thenceforth become and be legal evidence of such boundary.

Board may have runs surveyed to ascertain area.

140. When the area of any run has not been ascertained with sufficient accuracy, the Board may cause such run to be surveyed for the purpose of ascertaining its area, and in consideration of the expense of such survey may charge to the licensee of such run a sum not exceeding thirty pounds, and the sum so charged shall be taken to form a part of the rent payable during that year in respect of such run, and may be recovered in the same manner as such rent is recoverable.

Runholders not entitled to compensation if Act altered or repealed.

141. No occupier of land for pastoral purposes shall be entitled to any compensation by reason of this Act being hereafter repealed or altered.

Resting-Places for Travelling Stock.

Travelling stock may de-pasture for twenty-four hours on unsold Crown lands.

142. Notwithstanding anything herein contained, every traveller may, while he is travelling, depasture for any period not exceeding twenty-four hours, his cattle and sheep, unless the same be affected with any contagious or infectious disease, upon any unsold Crown lands within one quarter of a mile on either side of any road or track commonly used as a thoroughfare, or, though not previously so used, leading to any Crown lands on which persons are actually engaged in mining for gold or in other industrial pursuits, and to which no road has been proclaimed.

143. Every person intending to drive cattle or sheep

Persons travelling with stock deviating from road, to give notice to run-holder before entering on the run. across the run of any other person, and not keeping such cattle or sheep entirely upon the road or track laid out or commonly used by the public, shall, before entering upon such run, give or deliver at the residence of the occupier or manager residing on such run twelve hours' notice of his intention so to drive such cattle or sheep, and shall by such notice state from whence he has brought the same and whither he is driving them, and the point at which he purposes to enter the run; and all cattle shall be driven every day a distance of not less than ten miles, and all sheep shall be driven every day a distance of not less than six miles, in the direction of the place mentioned in the notice as the place to which it is intended to drive such cattle or sheep respectively; and any person who shall offend against any of the provisions of this section, unless prevented by some cause which shall appear satisfactory to the Magistrate, shall, on conviction before any Magistrate, forfeit and pay for every such offence a sum not exceeding twenty pounds.

Part VII. Reserves, Etc.

144. The Governor may from time to time, either by a Governor may make reserves. Temporarily in first instance.

general or particular description, and whether the same has been surveyed or not, reserve from sale temporarily, notwithstanding that the same may be then held under pastoral license, any Crown lands which in his opinion are required for any of the following purposes, viz.: for docks, quays, improvement of harbours, landing places, tramways, railways, railway stations, roads, bridges, ferries, canals, or other internal communications whether by land or by water, reservoirs, aqueducts, water-courses, water-races, drains, improvement and protection of rivers, irrigation and works connected therewith, embankments, quarries, gravel-pits, sites of markets, abattoirs, public pounds, baths, wash houses, mechanics' institutes, libraries, museums, or other institutions of instruction, county or municipal buildings, courthouses, gaols, prisons, or other public buildings, sites and grounds for schools, colleges, reformatories, hospitals, asylums, and charitable

institutions, or for the purposes of any agricultural or pastoral associations, or for the growth and preservation of timber, gardens, parks, or domains, places for the interment of the dead, or for the health, recreation, convenience, or amusement of the people, or for the use, support, or education of aboriginal natives of the colony, or for any purpose of public defence, safety, utility, advantage, or enjoyment; or as endowments for education.

After interval, land may be permanently reserved.

145. When any land has been temporarily reserved, notice of such reservation shall be published in the *Gazette*.

At the expiration of one month, but not later than six months, after the publication of such notice, the lands described therein (not being reserves for endowments) may be permanently reserved, and notice of such permanent reservation shall be published in the *Gazette*, and failing such permanent reservation any such temporary reservation shall be void.

Reserves may be granted in trust.

146. Upon such notices being duly published as aforesaid, the lands described in such notices respectively shall become and be dedicated to the purposes for which they were reserved respectively, and may at any time thereafter be granted for such purposes in fee-simple, or disposed of in such other manner as for the public interest may seem best, subject to the condition that they shall be held in trust for the purposes for which they were reserved, unless such purpose be lawfully changed.

Endowment reserves to be sanctioned by Parliament.

147. Before any land is permanently reserved as an endowment as hereinbefore mentioned a description of the land proposed to be reserved, and the purpose for which it is to be reserved, shall be laid upon the table of each House of the General Assembly.

(1.) The two Houses may, by resolution jointly agreed to, alter, vary, or modify the area of any such reserve as they shall think fit, or they may nullify the same by a resolution disapproving thereof.

(2.) A copy of every such joint resolution shall forthwith, after the passing thereof, be transmitted by the Clerk of each House to the Colonial Secretary, who shall, without delay, publish the same in the *Gazette*.

(3.) In the absence of any resolution of both Houses with respect to any such reserve, the said reserve shall, as soon as conveniently may be after the termination of the session, be proclaimed by the Governor as not having been disapproved.

(4.) In the event of a resolution of both Houses, altering, varying, or modifying the area of any reserve, the Governor may, if he shall think fit, proclaim the same in its amended form.

(5.) From and after the date of any Proclamation issued under either of subsections three or four hereof, the land comprised therein shall be deemed to be and shall be reserved for the purposes in such Proclamation mentioned.

148. It shall be lawful for the Governor to change the

Governor may change purpose of reserve.

specific purpose for which any land has heretofore been set apart as a reserve, or to make such change in respect of a portion only of such reserve, and also to exchange any land for the time being set apart as such reserve, or any portion of such reserve, for other land of equal value, as he may think fit, and, in case of the exchange of any such land, to make a Crown grant thereof accordingly; but no change shall be made in the specific purpose for which any such reserve shall have been set apart, and no exchange of any such reserve shall be made, until after a public notice of such intended change or exchange respectively has been inserted in the *Gazette* for four consecutive weeks: Provided always that this section shall not apply to any reserve set aside as an endowment for any corporation or public body; but notice of any change that shall be made in the specific purpose for which any such reserve shall have been set apart, and any exchange of any such reserve, shall be forthwith laid before both Houses of Assembly if Parliament be then sitting, or, if not, within ten days after the beginning of the then ensuing session of Parliament; and if any such notice shall be disapproved by either House of Assembly within one month after the same shall have been so laid before Parliament, such change or exchange shall have no effect or validity.

License to occupy reserves.

149. The Board may cause a license to occupy to be issued of any reserve or part of any reserve vested in Her Majesty either heretofore made or hereafter to be made, if not required for immediate or early use for the purposes for which it may have been reserved: Provided always that every such license shall be surrendered to the Governor upon demand at any time after notice of not less than twelve months, without any right to compensation on any account whatever accruing to the licensee.

Survey to be made before license granted.

150. No such license shall be granted until a survey has been made of the land applied for to the satisfaction of the Board, who may require the applicant to have such survey made at his own expense, the cost of such

survey as shall be fixed by the Board to be repaid to the person having it made out of the first rent received for the land so surveyed.

Land in license may be taken for roads.

151. Nothing in any such license contained shall affect the right of the Governor to take any part of the lands therein mentioned for the construction of roads, railways, or tram roads through the said land to an extent not exceeding one-twentieth part of such land, and such right may be exercised by the Governor at any time during the currency of the license, and the licensee shall have no claim for compensation except a reduction in his rent in proportion to the extent of land taken.

Errors of description may be amended.

152. Where there has been any error of description made in the notification of any intended reserve, or where there appears a great discrepancy in the area of any intended reserve after the same shall have been surveyed, the Governor may cancel any notification that may have been made in respect of such reserve, and issue fresh notifications in respect thereof, with amended particulars and descriptions.

Land discharged from reservation may be sold after three months' notice.

153. Whenever any land which, under or by virtue of any Act of the General Assembly or other law, or any power or authority given by any such Act or law, has been reserved or excluded in any manner from sale shall become released or withdrawn from any such reservation or exclusion, and shall be in any manner opened for sale, public notification thereof shall be made forthwith, and such notification shall be repeated at least once at an interval at not less than a fortnight after the first publication thereof; and no sale whatever of any of such land or of any portion thereof shall be valid if made at any time before the expiration of three months at least after the day of the first publication of such notification.

Part VIII. Miscellaneous.

Sale of Land Within Mining Districts.

154. The Governor, by Proclamation, may from time to

Sale of land within mining districts.

time declare any Crown lands within any mining district, not held under license or lease at the date of such Proclamation, or over which the license or lease has been cancelled, to be open for sale or selection in sections of such size and form and on such date as he may determine; and any lands so proclaimed may thereafter be sold at a like price and subject to the like terms and conditions, or as near thereto as may be, as Crown lands of the same class not within a mining district. And the Governor may from time to time alter, amend, or revoke any such Proclamation.

Before any such Crown land is offered for sale or selection

Saving as to right to watercourses.

the Board shall determine whether any watercourse running through or bounding the same will, in their opinion, be thereafter probably required for the purpose of discharging therein tailings, mining *debris*, or waste water; and if in the opinion of the said Board such watercourse will be so required the same shall be duly notified accordingly, and a right shall be reserved to the Governor in the Crown grant to issue to holders of miners' rights or mining leases licenses to use such watercourse for any such purpose without liability to pay compensation therefor.

Unsold Lands Occupied and Improved.

155. Whenever improvements have been made on any

In certain cases of unsold lands, value of improvements to be added to upset price.

section the value of which should in the opinion of the Land Board be secured to the occupant of such section, it shall be lawful for the Board, on its recommendation to that effect having been approved in such case by the Governor, to add to the upset price of such section the value of such improvements, to be ascertained in such manner as shall be decided by the Board, with such approval as aforesaid, in which case, should the occupant become the purchaser, it shall not be necessary for him to pay the value so ascertained, but the same shall be allowed to him as if paid, and if any other person become the purchaser the amount of such value shall be paid over to the occupant by the Receiver of Land Revenue.

Minerals on Lands.

Licenses over mineral lands may be cancelled.

156. When any mineral, metal, or valuable stone has been or shall be discovered on any Crown lands held under license or lease for pastoral or agricultural purposes, it shall be lawful for the Governor at any time to cancel the license or lease over any such lands, and over such areas adjacent thereto as may from time to time be required for the proper working of the mines or for granting access thereto.

Compensation in certain cases.

157. The lessee or licensee, in case he is entitled to compensation under the provisions of any Act hereby repealed, shall be entitled to have the same assessed in manner provided by Part III. of "The Public Works Act, 1876," but such compensation shall not exceed what he is entitled to under any enactment by this Act repealed.

No lessee or licensee, holding a lease or license for pastoral or agricultural purposes granted under this Act, shall be entitled to any compensation in respect of any land whereof the lease or license is cancelled as hereinbefore provided.

Leases of Mineral Lands.

Leases of mineral lands outside gold fields may be granted by Board.

158. All powers of the Governor to grant mineral leases or licenses of land containing or supposed to contain minerals other than gold, under the provisions of any Act relating to mining, may, in respect of Crown lands outside of mining districts, but subject to the conditions contained in such Mining Acts respectively, be exercised by any Land Board.

Water-Races, etc.

Powers of Governor in respect to water-races may outside of mining districts be exercised by Board.

159. All powers of the Governor to grant licenses for the construction of water-races, and for the diversion of water, under the provisions of any Act relating to mining, may, subject to the conditions in such Acts contained, be exercised by any Land Board in respect of any lands outside of mining districts.

Roads, Streets, Etc.

160. The Crown shall have the right to take all necessary Reservations for roads.

roads through any unsurveyed rural or pastoral lands after any sale or other disposal thereof, at any time previous to the survey of the same, without paying compensation for the land taken for any such roads. But after any rural or pastoral lands have been surveyed and sold, the right of taking necessary roads through any such lands may only be exercised within five years after survey of the said lands, and on the payment by the Crown for any land taken for such roads of an amount equal to twice the amount paid by the original purchaser from the Crown for the land so taken.

161. The Governor, by notice in the *Gazette*, may from

Governor may proclaim town and suburban lands, roads, &c., dedicated.

time to time proclaim as a street or road, or as town or suburban lands, any portion or portions of Crown lands, and such town or suburban lands shall be sold by auction in the manner herein provided for the sale of town and suburban lands, and the lands upon which such street or road shall have been proclaimed shall be and be deemed to be thenceforward dedicated to the public.

162. When the course of any road has been or is hereafter

Governor may exchange lands for roads.

altered or is about to be altered, if the owner of the land over which the road in its altered state passes or is intended to pass be willing to exchange such land or any part of it for the land traversed by such road in its former or its then present state, or for any part thereof, the Governor may, upon such terms as are mutually agreed on, accept such exchange, and may execute the proper grants or conveyances accordingly: And the Governor may do all things necessary in or towards the completion of any arrangement at any time heretofore made by competent authority in respect of the deviation of the course of any such road.

Special Provisions.

163. Before any appraiser enters into the consideration

Appraisers to make declaration in all cases.

of any matters referred to him under this Act, he shall in the presence of a Justice make and subscribe the following declaration, that is to say,—

I, A.B., do solemnly and sincerely declare that I have no interest either directly or indirectly in the matter

of [Here state], and that I will faithfully and honestly and to the best of my skill and ability make the appraisal and valuation required under the provisions of "The Land Act, 1877," and I make this solemn declaration conscientiously believing the same to be true, and by virtue of an Act of the General Assembly of New Zealand intituled "The Justices of the Peace Act, 1866."

Outlying pieces of land may be sold to adjacent owners at valuation.

164. In cases in which there may be no convenient way of access to any portion of the Crown land, or in which any portion of the Crown lands may be insufficient in area for public sale, or in which a portion of Crown land may lie between land already granted and a street or road which forms or should form the way of approach to such granted land, or in any other cases of a like kind, the Board may sell such lands to the holder or holders of adjacent lands without competition, and at a price to be determined by an appraiser to be appointed by the Board: Provided always that no such land shall be sold at a less price than two pounds an acre.

Penalty for unlawful occupation of Crown lands.

165. If any person be found in unauthorised occupation of any Crown lands, or shall knowingly and willfully depasture, without authority in that behalf, any cattle or sheep on such land, he shall be liable on conviction thereof to the penalties following, that is to say, for the first offence, a sum not exceeding five pounds; for the second offence after an interval of fourteen days from the date of the previous conviction, a sum not exceeding twenty pounds; and for any subsequent offence after a like interval, a sum not exceeding fifty pounds. But no proceedings to recover any such penalty may be taken except by some person authorized in that behalf by the Governor or the Board.

Removing boundary mark misdemeanour.

166. If any person shall wilfully obliterate, remove, or deface any boundary mark which may have been made or erected by or under the direction of any authorized surveyor, or by any officer of any Land Board, or of any arbitrator as to boundaries, he shall be guilty of a misdemeanour.

167. Notwithstanding anything in this Act contained,

Governor may withdraw any land from sale or lease. Governor may make regulations for management of reserves, domains, &c.

the Governor, if we shall think fit, may withdraw from sale, leasing, or licensing any land or allotment.

168. The Governor shall have power from time to time to make and alter or rescind rules and regulations for the care, protection, and management of all reserves and public domains not vested in or under the control of any local authority, and for the preservation of good order and decency therein, and all such rules and regulations shall be published in the *Gazette*, and shall be posted in some conspicuous place in every such domain and reserve; and every person offending against any such rule or regulation shall, on conviction before any Magistrate, forfeit and pay a penalty not exceeding five pounds for each offence; and every person who shall knowingly and wilfully offend against any such rule or regulation, and who shall not, after he shall have been warned by any Hanger of Crown Lands, or any constable, desist from so offending, may be forthwith apprehended by such Ranger or constable and taken before some Magistrate, and shall on conviction forfeit and pay a penalty not exceeding ten pounds.

169. The Governor shall have power from time

Governor may make general regulations as to surveys, boundaries, forms of leases, &c.

to time to make rules, regulations, and orders for the purposes hereinbefore mentioned, to alter or rescind such rules, regulations, and orders, to provide for the mode by which any land or allotment shall be surveyed and boundaries adjusted, for prescribing the form of and the conditions and mode of applying for licenses and leases to be issued under this Act, and the conditions upon which the same shall be issued, for imposing any reasonable charge for surveys or fee for any document issued under the authority of this Act, for providing for all proceedings, forms of leases, licenses, and other instruments, and for the execution of all other matters and things arising under and consistent with this Act and not herein expressly provided for, and for the more fully carrying out the objects and purposes and guarding against evasions and violations of this Act; and all such regulations shall be signed by the Minister, and upon being published in the *Gazette* shall be valid in law, as if the same were enacted in this Act, and shall be judicially noticed; and all such rules, regulations, and orders shall be laid before both Houses of the Assembly within

Alienation of Rural Lands.

Appendix A.

THE LAND DISTRICT OF AUCKLAND.

BE IT ENACTED that within the Land District of Auckland—

1. All rural lands shall be divided according to quality

Classification of rural lands.

into classes as follows:—

- First class land.
- Second-class land.
- Third-class land.

And such classification shall be made by such persons, and according to such regulations and conditions, as the Board shall direct and appoint: Provided that no land which has been declared to be first or second class land shall cease to belong to such classes respectively without the consent previously obtained of the Governor in Council.

2. It shall be lawful for the Board, with the assent of Land set apart for homesteads without payment.

the Governor, to set apart blocks of land to be opened for occupation without payment, but subject to the conditions as to cultivation and residence hereinafter set forth, herein called the "homestead system."

3. The Board shall give public notification of all blocks Conditions of occupation.

of land that from time to time may be declared open for selection on the homestead system, and shall also publicly notify the following conditions, which shall apply to all selections under the aforesaid homestead system:—

- The area allowed to be selected by each person of the age of eighteen years or upward shall be of first-class lands fifty acres, or of second-class lands seventy-five acres; and for persons under eighteen years of age, of first-class lands twenty acres, or of second-class lands thirty acres: Provided that the total quantity to be selected by any one family or number of persons occupying the one household shall not exceed two hundred acres of first-class or three hundred acres of second-class lands.
- Within three months after the selection has been approved by the Board, the selector shall commence to reside on his selection, and shall continue to reside continuously thereon for five years from the date of such approval as aforesaid.
- Within eighteen months after such approval, the selector shall erect on his selection a permanent dwelling-house of wood or other materials, which shall be specified in regulations to be issued in reference to homestead-system selections.
- In each year there shall be brought under cultivation one-fifteenth of the area of such selection if open land, and one twenty-fifth if bush land, so that at the end of the term of five years one-third of the selection of open land, or one-fifth if bush land, shall be under cultivation.
- Non-performance of any of the foregoing stipulations shall render the selection void, and the right of the selector therein and to all improvements thereon shall be forfeited.
- At the end of the said period of five years, a grant or grants shall issue for the land selected: Provided the selector shall not have forfeited his right thereto in manner aforesaid.

First and second class lands to be sold by auction.

4. Subject to the two last foregoing provisions all rural lands of the first and second class within any block declared open (exclusive of reserves) shall be set apart for sale for cash at auction, and the minimum prices per acre for first and second class lands shall be fifteen shillings and ten shillings respectively.

Third class lands may be sold or leased by auction, subject to conditions.

5. Third-class rural lands shall be offered for sale or lease by auction in such areas as shall from time to time be approved by the Board, subject to the following conditions:—

- The minimum price not being less than five shillings per acre in case of sale, and the minimum rental per acre in case of lease shall be such as shall from time to time be fixed for each such area by the Board.
- In the case of leases, there shall be reserved to Her Majesty all minerals and mineral rights within every such area, and full and complete powers to enable such rights to be exercised and enjoyed.
- Reserves may be made of all or any portion of the timber or forest land within such area; but liberty may be given to the purchaser or lessee to cut down and remove such portions of timber or forest as may be required for improvements or domestic use upon the area so sold or leased.
- No lease shall be for a longer term than twenty-one years: Provided that every such lease shall contain a proviso authorizing the Board to resume any portion of the lands comprised therein which may be required for the purposes of occupation or settlement: Provided also that no one lease of land shall

comprise an area of more than ten thousand acres.

6. The ratepayers and resident occupiers of land within

Resident occupiers in highway districts may graze cattle on Crown lands.

any highway district shall be entitled to depasture on the Crown Lands within such district such number and description of great cattle in proportion to their several holdings as the Trustees for such district shall prescribe, on payment to the Trustees of such annual fee, not less than two shillings and sixpence per head of such cattle over six months old, as the Trustees shall fix; and all fees received under this section shall be applied to local improvements within the district.

7. Any person, not being a ratepayer or an occupier of

Non-residents and others running cattle liable for trespass.

land, who shall depasture or permit to depasture any cattle upon Crown lands within any highway district, or who, being a ratepayer or an occupier, shall depasture or permit to depasture any cattle prohibited by the Trustees, or a greater number than prescribed, or without payment of the fees fixed, shall be liable to have such cattle impounded as for a trespass.

8. Notwithstanding anything in the provisions of this

Special land orders validation.

Act contained, it shall be lawful for the *bonâ fide* holders of any land orders or land scrip issued by Harry Warner Farnall in the United Kingdom during the time he held the appointment of Emigration Agent in the said Kingdom for the province of Auckland, to tender any such land orders or land scrip in payment for Crown lands in the land district of Auckland, purchased under the provisions of this Act, and such land orders or land scrip shall be accepted at the rate of ten shillings for each acre which they purport to entitle the holders thereof to select.

Lands formerly purchased by Superintendent to be Crown lands.

9. All lands heretofore acquired or held by the Superintendent for the use of the provincial district under an absolute conveyance, shall be deemed and taken to be Crown lands, and shall be dealt with in manner provided by this Act.

Appendix B.

THE LAND DISTRICT OF TARANAKI.

BE IT ENACTED that within the Land District of Taranaki—

Land to be surveyed before sale.

1. No land shall be offered for sale unless the same shall have been previously surveyed, and a map thereof showing the allotments offered for sale, and the reserves for roads and other purposes of public utility marked thereon, such map being open for inspection by the public at the Principal Land Office during usual office hours.

Rural lands for sale by auction.

2. All rural lands not set apart for sale by selection for cash shall be sold by public auction.

3. The upset price for rural land offered for sale by

Upset price.

auction shall be fixed by the Board according to its quality and position, not being less than twenty shillings per acre for bush land, nor less than forty shillings per acre for open land.

Lands open for selection for cash.

4. It shall be lawful for the Board from time to time, by public notification, to set apart allotments of land, which shall be open for sale by selection for cash, and from time to time to revoke such notification with respect to such lands as shall remain unsold at the time of such revocation.

Price per acre.

5. The price at which rural lands shall be offered for sale by selection for cash shall be twenty shillings per acre for bush land, and forty shillings per acre for open land. And in the event of two or more applications for the same land being made on the same day, the upset price at which such land shall be put up at auction shall be twenty shillings per acre for bush land, and forty shillings per acre for open land.

Applications, how made.

6. Any person desirous of purchasing rural land by selection for cash shall make an application in writing for the purchase thereof at the Local Land Office of the district in which the land applied for is situate, and in a form to be prescribed by the Board; and every such application shall be forthwith forwarded to the Principal Land Office, and the decision of the Board on such application shall be given within two days after such

application has been received at the Principal Land Office, if there be no more than one applicant for the same land on the same day.

7. In the event of two or more persons making application
Simultaneous applications.

to purchase the same land on the same day, the said land shall be offered for sale by public auction, open to all bidders, at such time and place as the Board shall appoint.

8. It shall be lawful for the Board from time to
Special lands may be set apart for sale or lease by auction.

time to set apart Crown Lands having any special value from the growth of timber, or from having an available water-power thereon, and to dispose of such Crown lands by lease, with or without preemptive right to purchase, to any person or company who will undertake to establish a sawmill or other special industry, or apply the water-power to any manufacturing purpose, upon such terms as the Board may think fit, subject, however, to the following conditions:—

- The land so disposed of for any such purpose to any person or company shall not exceed five hundred acres in each case.
- No lease shall be given for a period exceeding seven years, and the rent shall not be less than two shillings per acre: Provided that it shall be in the discretion of the Board to charge a royalty of not less than sixpence per hundred superficial feet of sawn timber in lieu of rent.
- No land shall be sold or agreed to be sold under this section at a less price than twenty shillings per acre.
- It shall be a condition in every lease or agreement to sell, that if the saw-mill or other special industry or manufactory to be established is not so established within the period of one year, or such less period as the Board shall determine, the lease and the agreement to sell shall become void, and the land shall then revert to the Board, and shall then be subject to be dealt with as Crown lands under this Act.
- Such lease or agreement shall be sold by public auction.
- No greater quantity than one thousand acres shall be set aside in any one year under this clause.

Price per acre of special value land.

9. It shall be lawful for the Board to reserve any land of special value and offer the same for sale by public auction at a minimum price of not less than forty shillings per acre.

Maximum of allotments selected on deferred payments.

10. Notwithstanding anything contained in sections fifty-six and fifty-seven it shall be lawful for the Board to allow any selector of land on deferred payments to select more than one allotment of land, provided that no more than three hundred and twenty acres in the whole be so selected, and that no allotment be selected in part.

Board may add to upset price value of improvements.

11. Whenever improvements have heretofore been made on any section of rural land, the value of which should in the opinion of the Land Board be secured to the occupant of such section, it shall be lawful for the Board, on its recommendation to that effect having been approved in such case by the Governor, to add to the upset price of such section the value of such improvements, to be ascertained in such manner as shall be decided by the Board with such approval as aforesaid; in which case, should the occupant become the purchaser, it shall not be necessary for him to pay the value so ascertained, but the same shall be allowed to him as if paid, and if any other person become the purchaser the amount of such value shall be paid over to the occupant by the Receiver of Land Revenue: Provided always that this power shall only be exercised by the Board within twelve months from the passing of this Act.

Appendix C.

THE LAND DISTRICT OF HAWKE'S BAY.

BE IT ENACTED that within the Land District of Hawke's Bay—
Land to be surveyed before sale.

1. No lands, whether town, suburban, or rural, shall be offered for sale by auction unless the same shall have been previously surveyed, and distinguished by a sufficient mark or number upon a plan to be deposited and exhibited in the Principal Land office.

Lands open for selection at twenty shillings an acre.

2. All such rural lands as have already been proclaimed as open for selection and purchase under the Land Regulations heretofore in force and known as the General Land Regulations of the Province of Wellington, and dated the fourth day of March, one thousand eight hundred and fifty-three, and the additional Regulations of the said province, dated the sixteenth day of June, one thousand eight hundred and fifty-five, shall remain

open for sale at the fixed price of twenty shillings per acre.

3. An intending purchaser of such last-mentioned lands

Applications.

shall make an application in writing to the Board for the purchase of the land which he may desire to purchase.

4. Such application must contain the name and

Applications to be signed.

description of the intending purchaser, and must be signed by him or his agent, and contain as accurate a description of the land applied for as may be reasonably possible.

5. All such applications for the purchase of land shall

Time for lodging applications.

be lodged at the office of the Board between the hours of ten a.m. and three p.m. on all week-days other than Saturday; and on Saturday between the hours of ten a.m. and one p.m. All applications shall have priority according to the time at which they are received, and it shall be the duty of the Chief Commissioner, at the time of receiving any application, to mark thereon the hour and minute at which the same was received.

6. In case the Chief Commissioner shall be personally

Priority of applications.

absent from his office at the time when any application shall be tendered, such application shall be provisionally received by the Clerk in the Land Office, who shall issue a provisional order or authority to the Receiver of Land Revenue to receive the purchase-money, and such application, followed by payment, shall give the applicant priority; but if the Board, on subsequent examination, shall discover that the said application, for some lawful reason, should not have been received, it shall be the duty of the said Board to reject the said application, and give the applicant notice thereof; and thereupon the purchase-money paid by the applicant shall be returned.

7. All applications for the purchase of land shall be

Registry of applications.

forthwith entered in a book to be kept in the Principal Land Office, and to be called the "General Register of Applications for Land;" and such book shall be open to the inspection of the public during the regular office hours, and any person may take a copy of or extract from such register.

Other rural lands to be sold by auction.

8. All lands not being lands reserved from sale, or lands referred to in section two of this Appendix, shall be sold and disposed of by public auction at an upset price of not less than twenty shillings per acre, at such times, in such allotments, as the Board shall from time to time publicly notify.

Appendix D.

THE LAND DISTRICT OF WELLINGTON.

BE IT ENACTED that within the Land District of Wellington—

Districts to be notified.

1. The Board shall from time to time, by public notification, notify all new districts which shall be open to general purchase, with the boundaries and contents thereof, as nearly as the same can be ascertained.

Register of applications.

2. The general register of applications for land shall be open to the inspection of the public daily during office hours, and any one may take a copy of any application from such register, or of any other entry therein.

Simultaneous applications.

3. All applications made upon the same day shall, for the purpose of the following rule, be deemed simultaneous applications.

Land sold at auction between applicants.

4. In cases where simultaneous applications shall be made for a piece of land, an auction shall be held as between the applicants, the land named in the applications being put up at the upset price of twenty shillings per acre, and the application shall be registered in the name of the person who shall bid and pay the highest price: Provided that either or all of the conflicting applications may be withdrawn.

Payment of purchase money.

5. In districts which may be proclaimed or notified as open for sale, the intending purchaser must pay in cash or scrip the price of any section or sections of land which he may desire to select: the price for all lands so selected being at the rate of twenty shillings per acre.

Sale of pastoral lands.

6. With regard to all lands over which the Native title has been or shall be extinguished, the Board shall as soon as possible determine, upon such evidence as it may think fit, what portion of such land is, from its hilly or broken character or otherwise, unavailable for agricultural purposes, and such land shall be considered to be and shall be called pastoral land, and shall be surveyed in blocks of not exceeding six hundred and forty acres each, in such form as may be determined by the Board, and may be sold by auction, the upset price being such as the Board may determine, not being less than ten shillings per acre.

Appendix E.

THE LAND DISTRICT OF NELSON.

BE IT ENACTED that within the Land District of Nelson—

1. Notwithstanding anything contained in section one
Area of sections of rural lands may be changed.

hundred and twenty-one of this Act, all rural lands whether within or without mining districts shall be open for sale or lease by application to the Board, to be made in manner to be from time to time determined by the Board, and such lands shall be divided into sections, subject to the provisions of this Act, and be of such size as the Board may from time to time determine, and any section may at any time previous to advertising for sale be altered or subdivided by the Board; but no alteration shall take place between the time of advertising the same for sale and the time of its being offered for sale by auction.

2. All sales of rural land, except as it is otherwise
Rural lands to be sold by auction. Upset price.
hereinafter provided, shall be by auction.

3. The upset price of rural land shall be from ten shillings to forty shillings per acre, as may be fixed by the Board.

4. No land shall be sold unless the same shall have
Land to be surveyed before sale.
been previously surveyed and distinguished by appropriate numbers upon a plan to be deposited and exhibited in the Principal Land Office.

5. It shall be lawful for the Board to allow any
Applicant may survey land at his own cost.
applicant for the purchase of unsurveyed land to have such land surveyed at his own expense by a surveyor authorized by the Surveyor-General in that behalf. The land may then, unless reserved or withdrawn from sale, be put up to auction, and an allowance made to the purchaser for the expense of the survey at the rate of five acres for every hundred acres. Should the land be reserved or withdrawn from sale, the applicant shall be paid the cost of the survey, such cost to be ascertained and limited as provided in the section next hereinafter contained.

Cost to be re-funded if applicant not purchaser.

6. If the land so surveyed be purchased by any other person than the original applicant, the purchaser shall, in addition to the amount bid for the same at the sale, pay to the Receiver of Land Revenue, to be paid by him to the original applicant as the cost of the survey, such sum not exceeding one shilling and sixpence per acre as may be assessed by the Board; and, if the land so surveyed be not sold at auction the Board shall add a sum limited and assessed as aforesaid to the upset price of the land, and such sum shall be paid to the original applicant if and when such land is sold.

Land open for selection on application.

7. Rural land not open for sale under any of the preceding provisions may be purchased in such sections as the applicants may describe and point out, subject to the provisions of this Act, at the maximum price of two pounds per acre: Provided that whenever land so purchased is beyond the limits of the surveys already executed or about to be immediately executed, the expense of the survey thereof shall be borne by the purchaser, who shall deposit the estimated cost with the purchase-money.

8. Any applicant for a lease of Crown land may in his application request the Board to assess the land at its value to sell, in accordance with such regulations as may at the time be in force for the sale of Crown lands in the provincial district, and, in the event of such application for a lease being acceded to, shall be entitled to a lease thereof for a term of fourteen years at an annual rental of ten pounds per centum on such assessed value for sale, payable in advance; and on the due and punctual payment of such rent for the term of fourteen years, and upon the due performance and observance of the covenants contained or implied in such lease, he shall be

entitled to a Crown grant of such land: Provided always that no greater quantity of land than three hundred and twenty acres shall be so leased to any one person: Provided also that the minimum price of such land shall not be less than ten shillings per acre.

9. It shall be lawful for the lessee of any lands assessed under the last preceding section, and at the rental therein mentioned, to purchase the fee-simple of the land comprised in such lease at any time before the expiration thereof, upon paying in one sum the balance of the total amount of the fourteen years' rental reserved in and by such lease.

10. It shall be lawful for the Board to grant to any person an occupation license for pastoral purposes of any Crown lands, of such area and subject to such payment by the licensee and upon such other terms as may be agreed upon by and between the Board and the licensee: Provided that any such license shall cease and be determined at any time, in respect of the whole or any portion of the land over which it may have been granted, in the event of the whole or such portion of the said land being reserved, leased, or sold by the Board, and that without any notice to that effect being necessary to be given to any such licensee.

11. Notwithstanding anything to the contrary contained in this Act, whenever any lands shall be reserved for a town or village and be open for sale as town lands, if any of such lands so reserved shall have been within a proclaimed gold field, and at the time of the withdrawal of the same from such gold field such reservation or opening of such land for sale shall have, for a period of two years preceding, been occupied under business license or other lawful authority as a residence or business site, or shall have been so occupied for any less period than two years, and a building of the value of fifty pounds at least have been erected on such land by the occupier or some person through whom he claims, then the Board may, if they shall think fit, sell such land to such occupier, without putting up the same to auction, at such price as shall be fixed by the Board, not being less than at the rate of ten pounds for forty perches of land.

Miners' Prospecting Licenses and Mining Leases.

12. When it shall be reported to the Board that Prospecting licenses may be issued.

minerals of value exist in any unsurveyed land, whether within or without mining districts, they may at their discretion grant to the informant or to any other person applying for the same a prospecting license, giving to such applicant for a term not exceeding twelve months the exclusive right to search for any or all minerals other than gold over such land, not exceeding in quantity six contiguous square miles, on the following terms:—

Disputes to be settled by Board.

20. All objections to applications for mining leases, and all disputes arising with respect to the boundaries of lands under such leases, shall be decided by the Board.

Auriferous land may not be leased.

21. Auriferous lands may not be leased under the foregoing provisions, and the decision of the Board whether land is auriferous or not shall be conclusive.

Appendix F.

THE LAND DISTRICT OF MARLBOROUGH.

BE IT ENACTED that within the Land District of Marlborough—
Area of sections may be changed.

1. Sections of rural lands may, subject to the provisions of this Act, be of such size as the Board may from time to time determine; and any section may at any time previous to sale be altered or subdivided by the Board; but no alteration shall take place between the time of advertising the same for sale and the time of its being offered for sale by auction.

Classification of rural lands.

2. For the purposes of sale all rural lands shall be classed by the Board under two heads, that is to say,—

- Rural land, being land neither from the unevenness of its surface nor the quality of its soil unsuited for tillage;
- Pasture land, being such as from its hilly and broken character or inferior quality appears unsuitable for agricultural purposes.

In determining within which class any rural and pasture lands are to be included, their fitness or unfitness for the purpose of tillage rather than their position shall be considered.

Lands sold by auction.

3. All rural and pasture lands, except as is otherwise herein provided, shall be sold by auction.

Upset price.

4. The upset price of rural lands shall not be less than twenty shillings per acre, and of pasture land not less than ten shillings per acre, as may be fixed by the Board.

Land to be surveyed before sale.

5. No section or block of sections of land shall be sold unless the same shall have been previously surveyed, and set out upon the ground, and distinguished by an appropriate mark on the plan comprising the district in which it is situated.

Applicant may survey land at his own cost

6. It shall be lawful for the Board to allow any applicant for rural land to have such land surveyed at his own expense by a surveyor authorized by the Surveyor-General. Should the land be withdrawn from sale, or any other person than the applicant aforesaid become the purchaser, then the original applicant will be paid for the expenses incurred in the survey thereof.

Appendix G.

THE LAND DISTRICT OF CANTERBURY.

BE IT ENACTED that within the Land District of Canterbury—

1. Notwithstanding anything contained in section one

Uniform price of rural lands.

hundred and twenty-one of this Act, and notwithstanding that the land is held under license, all rural lands shall be open for sale at a uniform price of forty shillings per acre.

2. All applications for the purchase of rural lands shall

Priority of applications.

be made and determined in the following manner, that is to say,—When the applicant, or any person authorised in writing, or by telegram, on his behalf, shall apply at the Survey Office, either at Christchurch or Timaru, for the purpose of purchasing any portion of rural land, the Chief Commissioner, or such person as we may appoint, shall prepare a form of application for the said applicant, or any person authorised in writing on his behalf, to sign, containing a description of the portion of land which the applicant desires to purchase, and shall initial they said form, and note thereon the precise time at which the application shall have been made; and the Board shall consider and determine all such applications in the order in which they shall have been received at the above-mentioned Survey Offices, up to such day and hour as may from time to time be fixed by the Board: Provided that if two or more persons shall apply at the same time for the same piece of land, or any portion thereof, the Board shall determine the priority of right to be heard by lot. Applications for the purchase of rural lands shall have priority of hearing before any other applications.

3. For all other purposes, a book to be called the "Application

Application book.

Book" shall be kept open during office hours at the Principal Land Office, in which the name of every person desiring to make any application to the Board shall be written in order by himself or any person duly authorized

Proviso.

9. Nothing in this Act contained shall be construed to give to the person or persons to whom such new licenses as aforesaid shall be issued power to take up any additional preemptive rights, beyond such as the holder or holders of the original license or licenses would have been entitled to take up under such license or licenses.

Fee for license.

10. There shall be paid to the Receiver of Land Revenue for each license issued under the authority of paragraphs seven and eight of this Appendix a fee of ten pounds.

Appendix H.

THE LAND DISTRICT OF OTAGO.

BE IT ENACTED that within the Land District of Otago—

Sales of rural lands.

1. All rural lands shall hereafter be open for sale or disposal, except such as at the time application is made

for the purchase of the same are leased or reserved for leasing, or for occupation on deferred payments, or included or comprised within any license to depasture stock, or reserved from sale by virtue of any power or authority in that behalf given by any Act for the time being in force.

Sale of rural lands within hundreds.

2. All lands which may at any time hereafter be constituted into a hundred shall not be open for sale or lease until the expiration of thirty days from and after the first publication of the Proclamation constituting the hundred: Provided always that it shall be lawful for the Board, by public notification from time to time, to fix a date after the said period of thirty days as the date on and after which the lands comprised in such hundred shall be open for sale or lease as aforesaid, and in such case such lands shall not be open until the date mentioned in such last-mentioned notification, or the last of such notifications, as the case may be.

Price of rural lands,

3. The price at which rural lands shall be offered for sale shall be twenty shillings per acre; and, in the event of two or more applications for the same land being made on the same day, the upset price at which such land shall be put up at auction shall be twenty shillings per acre.

Applications.

4. Any person desirous of purchasing rural land shall make an application in writing for the purchase thereof, in a form to be prescribed by the Board, either at the local Land Office of the district in which the land applied for is situate, or at the Principal Land Office. Any application made at a local office shall be forthwith forwarded to the Principal Land Office.

5. The decision of the Board upon every application for

Decision thereon.

the purchase of rural land shall, if such land shall have been previously surveyed, be given within twenty-one days after the receipt of the application at the Principal Land Office; and, if such land shall not have been previously surveyed, then such decision shall be given on such day as the Board shall appoint, not being more than six months from the receipt of the application.

6. Immediately on the payment, in the manner directed

Occupation license pending grant.

by this Act, of the whole purchase-money for unsurveyed land, the purchaser shall receive a license to occupy, and, as soon thereafter as conveniently may be, the land shall be laid off as nearly in accordance with the description given by the purchaser in his application as this Act will admit. The expense of the survey and of connecting such

Survey may be made at cost of applicant.

survey shall be borne by the purchaser, who shall at the time of purchase deposit the amount of the estimated cost of such survey with the Receiver of Land Revenue, and such survey shall be made as soon as practicable: Provided always that, should any section when surveyed prove to differ in any respect from that intended by the purchaser, the Board will not be responsible for any loss or inconvenience which the purchaser may experience, nor will the purchase-money be returned: Provided also that, if the surveyor shall find that the whole extent of land in the selected locality falls short of the quantity paid for by the purchaser, the Receiver of Land Revenue shall repay so much of the purchase-money as exceeds the price of the land to be granted, and the license to occupy shall in any such case be amended in accordance with the report of the surveyor, and the Crown grant shall be made out in accordance therewith, and such license shall be returned to the Board when the Crown grant shall be issued.

7. Notwithstanding that the Board may have received

Board may refuse application.

an application for land, it shall be lawful for the Board, if it shall by the Board be deemed prejudicial to the public interest to grant the application, either as to the whole or to any part of the land applied for, to refuse to grant the application, either as to the whole or as to part of the land, and to return the moneys deposited on account of purchase-money, or such part thereof as has been deposited on account of the portion of land applied for and the application for which shall not be granted.

Simultaneous applications.

8. In the event of two or more persons making application to purchase the same land on the same day, the said land shall be offered for sale by public auction.

Portions of land simultaneously applied for.

9. If two or more applications are made on the same day for the same land, and any such application shall refer only to part of the land applied for in another application, then the auction to be held shall take place in respect of such part only of the land as shall be included in two or more applications so made on the same day.

Timber land may be sold.

10. It shall be lawful for the Board, with the assent of the Governor, to receive and grant applications for

the purchase of any rural land upon which timber may be standing, in such quantities as the Board shall see fit, and subject in all respects to the provisions herein contained relating to ordinary rural land.

Cost of survey repaid when applicant not purchaser.

11. If any land, surveyed at the expense of any applicant for the purchase or lease thereof, be afterwards put up for sale by auction, and be sold to some other person than the original applicant, the purchaser shall, in addition to the amount bid for the same at the sale, pay to the Board, for the purpose of being paid over to the original applicant as the cost of the survey, such sum as the Board may determine, and before the auction shall commence such sum shall be publicly declared, and shall be paid forthwith upon the lot being knocked down to such purchaser; otherwise the purchase shall be void, and the land may be again offered for sale or lease under similar conditions.

Proclamation of Hundreds, and Compensation.

Existing hundreds re-constituted.

12. All hundreds existing within the Land District of Otago, at the time of the coming into operation of this Act, are hereby re-constituted with the same names, areas, and boundaries respectively, and are hereby established as hundreds of land for the purposes of this Act, wherein certain provisions of this Act relating to the sale and disposal of land within hundreds shall take effect.

13. It shall be lawful for the Governor, from time to

New hundreds may be proclaimed.

time, by Proclamation published in the *New Zealand Gazette*, to constitute into a hundred any portion of the Crown lands not forming part of any hundred previously proclaimed, notwithstanding that such lands or any part thereof shall be comprised within any pastoral lease or license heretofore or hereafter to be granted by the Crown under any law regulating the occupation or disposal of Crown lands, and whether or not the same shall have been included within the boundaries of any proclaimed gold field: Provided always that during the currency of any pastoral lease now in force no hundreds shall be constituted comprising land within such lease, except in accordance with the provisions of section 97A, "Otago Waste Lands Act, 1872."

14. Every person holding a lease of any pastoral lands

Lessee entitled to compensation for determination of lease.

comprised within any district proclaimed a hundred or block of land shall be entitled to compensation for the determination of his lease, and for the then value of all fences then existing upon the said lands: Provided that in no case shall the total amount of such compensation for such determination of such lease over such portion of the run so to be proclaimed a hundred or block as aforesaid exceed two shillings and sixpence per acre: Provided also that the holder of such lease shall be entitled to such compensation only in respect of fences erected and at the time of the determination of the lease standing on the land so proclaimed a hundred or block of land as aforesaid, the amount of such compensation, if not settled by agreement, to be determined in the manner provided in Part III. of "The Public Works Act, 1876:" Provided always that no compensation whatever shall be payable for the determination of any pastoral lease or license granted under this Act where the provisions of section one hundred and twenty-one of this Act as to twelve months' notice have been complied with.

15. If the holder of a pastoral lease can agree with the

Lessee may agree to give up run.

Board to give up part of the run held under such lease for purposes of settlement without claiming any compensation for the determination of such lease, it shall be lawful for the Board to enter into an agreement with such holder, upon such terms and conditions, not being repugnant to the general provisions of this Act regulating the disposal of rural land, and with such provisions for granting pasturage rights (if any) to settlers occupying the land comprised in such agreement, as the Board may think best suited to promote the settlement of people on the land.

Management of Crown Lands within Hundreds and Blocks.

Regulations for hundreds.

16. The Crown lands within hundreds already proclaimed, or which may hereafter be proclaimed, shall be managed and regulated solely under and in accordance with the provisions herein contained; and, subject to such provisions, the rights of pasturage on Crown lands in any such hundred, and the apportionment of the same, shall be exercised and enjoyed exclusively by the persons who shall take out a depasturing license as hereinafter provided, being owners or occupiers of land within the hundred.

Depasturing licenses.

17. A depasturing license shall be granted to every such owner or occupier who shall apply for the same to the Board on or before the first day of December in each year, provided that he shall furnish to the Board a return showing the description and area of land owned or occupied by him, and the number of acres (if any) unenclosed or available for pasture, and the number, description, and brands of all cattle depastured or intended to be depastured by him within the hundred: and any person depasturing cattle upon a hundred failing to make such return as aforesaid, or making a false return, shall be liable to a penalty of not exceeding twenty pounds.

Licensee to depasture some cattle free.

18. Each license-holder shall be at liberty to depasture, free of assessment, one head of great cattle, or five sheep, for every ten acres of unenclosed land owned or occupied by him within the boundaries within which cattle may be depastured in the hundred, provided that such license-holder shall prove to the satisfaction of the Board that such freehold land is within such boundaries, and is open to all cattle depastured on the hundred.

Holders of miners' rights, &c., may run two head of great cattle

19. Each license-holder who is the holder of a miner's right, having a claim within a hundred or block, or who is the holder of a business license issued under any Acts relating to gold fields or gold mining, occupying land by virtue of license within a hundred or block, shall be entitled to run two head of great cattle within such hundred or block free of charge.

20. No diseased cattle shall be depastured upon, nor

Depasturing diseased cattle prohibited.

shall any pigs or goats be allowed at large within, any hundred; and any person or persons who shall turn out or depasture any diseased cattle or suffer any pig or goat to be at large within any hundred shall be liable to a penalty of not exceeding twenty pounds.

21. In the event of scab breaking out in any Hock of

Steps to be taken to check scab.

sheep which is being depastured within a hundred, the Board, in conjunction with the Inspector of Stock of the district, shall take such steps as they may deem necessary to eradicate and prevent the spread of the disease, and for this purpose may appoint boundaries within which diseased sheep may be depastured.

22. Every license shall commence and take effect on

Commencement of license.

the first day of January, and shall continue in force one year, and for such license there shall be paid to the Board, on the issue thereof, the sum of two shillings and sixpence.

23. As soon as conveniently may be after the first day

Election of Wardens.

of December in each year, the Board shall publicly notify a list of the persons to whom and the names of the hundreds in respect of which such licenses have been granted, and at the same time and in like manner the Board shall call a meeting of such persons in each hundred for the purpose of electing from amongst themselves, by a majority of votes, any number of persons to act as Wardens, not being less than three, as the said Board shall in such notice direct and appoint; and such person shall continue in office until the election of their successors, and shall have the regulation and apportionment of the right of pasturage within the hundred for the then current year, or until some other regulation and apportionment thereof shall be lawfully made in that behalf: Provided that every occupier of twenty acres and not exceeding one hundred shall have one vote, and an additional vote for every one hundred additional acres.

24. The persons whose names shall be comprised in

Licensees paying assessment, exclusive rights.

such lists, or to whom licenses for part of a year shall be issued, as hereinafter provided, and who shall have paid the yearly assessment fees on cattle, hereinafter referred to, shall have the exclusive right of pasturage on the Crown lands within the hundred in respect of which they shall hold such license.

President of meeting.

25. At every meeting to be held for the election of Wardens, a person appointed by the Board shall preside; and, in case of an equality of votes at any such election, such person shall have a casting vote.

Vacancies, how filled up.

26. In the event of the death, resignation, or refusal to act of any of the persons so elected as aforesaid, the vacancy shall be filled up by an election to be conducted, as nearly as may be, in the manner hereinbefore provided.

Wardens to make regulations.

27. It shall be lawful for the Wardens, at any time within one calendar month after their election, in or by any regulations to be made by them, to compute the quantity of cattle capable of being depastured on the Crown lands within the hundred, to apportion the number of great cattle and small cattle which may be depastured for the then current year by each person holding such license as aforesaid, and to determine the

boundaries within which great cattle and small cattle respectively may be depastured; and the persons entitled to vote in the election of Wardens shall, if they think fit, at any general meeting called by the Board, on a requisition by any three license-holders for the purpose, determine the description of cattle to be depastured within the hundreds during the current year, and such decision shall be made by the majority of votes of the persons entitled to the pasturage: Provided that every occupier of twenty acres, and not exceeding one hundred, shall have one vote, and an additional vote for every one hundred additional acres.

Regulations gazetted.

28. The regulations so to be made by the Wardens as aforesaid shall be agreed to by a majority of the Wardens, and a copy of the same under their hands shall, on or before the first day of February in each year, be furnished to the Board for public notification. In case the Wardens shall neglect to make such regulations within the period aforesaid, all the powers hereinbefore given to such Wardens shall be held and exercised by the Board.

Wardens may make by-laws.

29. For the purpose of providing for the safety of the cattle to be depastured within any hundred, for improving the common lands, for preventing the intrusion and the depasturing thereon of cattle belonging to or under the charge of any unlicensed person, it shall be lawful for the Wardens, or a majority of them, from time to time to make such by-laws (not being repugnant hereto) as to them may seem meet, and by such by-laws to impose any fine not exceeding five pounds, to be recovered in a summary way, upon any person offending against the same; and such by-laws shall extend and be applicable not only to persons to whom such licenses as aforesaid may have been issued, but to persons to whom no such licenses shall have been issued, and to all unenclosed lands situated within the limits of the hundred, except as regards unenclosed lands the owners whereof have not agreed to leave their unenclosed lands open to all stock depasturing within the hundred, as hereinbefore provided: Provided always that no such by-laws shall come into operation until they shall have received the assent of the Board, and have been publicly notified.

30. It shall be lawful for the Wardens of any hundred,

Transfer of license.

or the majority of them, to authorize the transfer of any such license as aforesaid from the person to whom the same may have been issued to any other person, being an occupant of land as aforesaid situated within the limits of the hundred in respect of which such license may have been originally issued: Provided also that notice of such transfer shall have been given to the Board.

31. It shall also be lawful for the Board, after a return

License for part of year.

of land and cattle has been made as hereinbefore provided, to issue such depasturing licenses as aforesaid, on payment of a fee of two shillings and sixpence, at any time, for the remaining portion of the then current year.

32. The Wardens of the hundred shall levy and raise

Assessment to be paid to Road Boards or to Wardens, where no Road Boards.

yearly for and in respect of all cattle depastured upon the Crown lands within such hundred (except such as may be allowed to be depastured free) an assessment as follows:—

- For every head of great cattle, a sum of three shillings and sixpence;
- For every head of small cattle, a sum of one shilling; to be paid by the person depasturing such cattle, at a time and place and in manner to be appointed by notice under the hand of the Wardens; and the amount received for every such assessment in such hundred or such part thereof as may be situated in any road district shall be paid to the Treasurer of the Road Board of the district in which such hundred or part thereof is situated, and if there be no such Road Board then to the Wardens of the hundred wherein such assessment accrued, to be by them expended in the construction and repair of roads and bridges in such road district or hundred, as the case may be: Provided that when three-fourths of the land within the hundred are sold or occupied the assessment shall cease.

Wardens to keep accounts.

33. Within one calendar month after the election of the Wardens for any hundred, the Board shall pay over, to any person such Wardens may appoint for that purpose, all moneys that it shall have received for licenses in such hundred, which sums shall be applicable, under the direction of the Wardens, to all or any of such purposes as may be necessary to give effect to this Act. The Wardens shall, in a book to be kept by them for that purpose, enter true accounts of all sums of money by them received and paid under the authority of this Act; and at the close of the year for which they shall have been elected the said Wardens shall furnish a copy of such book to the Board for public notification, and shall pay over to the Wardens for the ensuing year the balance of such moneys (if any) remaining in their hands, and shall conform to and observe all such rules and regulations as may from time to time be made by the Board for securing the due application of the moneys

received by them under the authority hereof.

Arrears of assessment

34. In case any person liable for the payment of any such assessment shall neglect or refuse to pay within thirty days after notice the amount due in respect thereof, it shall be lawful for the Wardens of any hundred, or, on their failing so to do, for the Commissioner of Crown Lands, without prejudice to any other remedy they or he may have at law, to issue a warrant under their or his hand directed to some constable to levy the amount so due by distress and sale of a sufficient part of the cattle and other goods and chattels of the party liable, in like manner as in the case of rent in arrear between landlord and tenant.

Limits appointed for sheep.

35. Any license-holder depasturing sheep upon hundreds shall do so within such limits as the Wardens may appoint; and in the event of such sheep being allowed to trespass beyond the boundaries so appointed, they may be impounded in any public pound, and shall be dealt with according to law, as if they had been found trespassing on fenced lands the private property of the "Wardens: Provided always that nothing herein contained shall be held or construed to authorize the impounding of any sheep or cattle which are being depastured on any land, whether fenced or not, which is the property of or is lawfully occupied by the owner of such sheep or cattle.

36. No person shall remove cattle from beyond the Cattle not to be removed without authority.

boundary of any hundred other than those belonging to him, or for the removal of which we shall have authority from the Chairman of the Wardens or the Board, under a penalty of not exceeding twenty pounds.

37. Any person shooting cattle on any hundred, without Penalty for shooting cattle.

the consent in writing of the Chairman of the Board of "Wardens previously obtained, shall be liable to a penalty of not exceeding twenty pounds.

38. Any person who shall set fire to any herbage or Penalty for setting fire to herbage.

grass upon the Crown lands within any hundred, without the consent in writing of the Chairman of the Board of Wardens previously obtained, shall be liable to a penalty of not exceeding twenty pounds; but such consent will not protect any person from the consequences of any loss or damage which may be sustained by any person by reason of the carelessness with which such burning of the hundred may be performed.

39. The Board may appoint one or more Rangers for Rangers appointed.

each hundred, whose duty shall be to see that the provisions of this Act are carried into effect, and to report any neglect or breach thereof to the Board.

40. Any license-holder may be required by the Wardens Licensee to make returns.

or Ranger of the hundred at any time to make a return of the cattle being depastured by him within the hundred, with the same particulars as is hereinbefore required in the case of applicants for a depasturing license; and any person who shall fail to make such return for a period of forty-eight hours after being required so to do, or who shall make a false return, shall be liable to a penalty not exceeding fifty pounds.

41. If any person, not being licensed as aforesaid, shall Penalty for unauthorised depasturing.

depasture any cattle on the common lands of the Crown within any hundred, or, being so licensed, shall depasture on such lands as aforesaid a greater number of cattle than shall have been apportioned to him, every such person shall be liable to a penalty of not exceeding fifty pounds.

Where no Wardens, Board may act.

42. Every act hereinbefore authorized to be done by the Wardens of any hundred may, in any case where no Warden shall be elected, or where the persons elected as Wardens, or the majority of them, shall refuse or decline or neglect to act, be done, executed, or performed by the Board, or by such person resident in the hundred as it may appoint to act in that behalf. And when any person shall feel aggrieved with any act or decision of the Wardens, or of any general meeting of license-holders as hereinbefore provided, it shall be lawful for him to appeal to the Board, and the Board shall hear and determine such appeal in such manner as the Board shall think fit, and their decision shall be final.

Board to make regulations after proclamation of hundreds.

43. As soon as conveniently may be after the proclamation of any hundred, the Board shall compute the quantity of cattle capable of being depastured on the Crown lands within such hundred, and, by regulations to be issued by the Board, apportion the number of great cattle and small cattle which may be depastured for the then current year by each person holding such license as aforesaid, and fix and determine the boundaries within

which great cattle and small cattle may be respectively depastured: Provided always that all regulations made by the Board shall be approved by the Governor: Provided further that, should the Board fail to make such regulations, it shall be lawful for the Board, and it is hereby required, to call a meeting of the license-holders in such newly-proclaimed hundred, in order that the license-holders may appoint Wardens in manner hereinbefore provided.

Pasturage to belong to lessee till regulations made.

44. The right of pasturage over all lands proclaimed, or to be proclaimed after the passing of this Act, which at the time of such Proclamation were or shall be held under lease or license for depasturing purposes, shall remain with the lease-holder or license-holder until regulations affecting such lands shall be made under the provisions of this Act, and no longer.

Appendix K.

THE LAND DISTRICT OF SOUTHLAND.

BE IT ENACTED that within the Land District of Southland—
Sales of rural lands.

1. Notwithstanding anything contained in section one hundred and twenty-one of this Act, all rural lands in Southland shall be open for sale.

2. A book to be called the "Application Book" shall
Application Book.

be kept open during office hours at the Principal Land Office, in which the name of every person desiring to make any application to the Board shall be written in order by himself or any person duly authorised on his behalf; and the Board shall consider and determine all applications in the order in which they shall appear in the Application Book: Provided that if any person shall not appear himself, or by some person duly authorized on his behalf, before the Board when called in his turn, his application shall be dismissed until his name shall appear again in the book in order.

3. All rural lands not included within any hundred
Price of rural land.

now existing or hereafter to be constituted are or shall be divided into agricultural and pastoral lands; and the price of agricultural land shall be forty shillings per acre, and the price of pastoral land shall be twenty shillings per acre, and the price of land within the hundreds now existing within the district shall be twenty shillings per acre: Provided always that the price of land set aside for deferred payments shall be the same as that in the Land District of Otago.

4. Immediately on the payment, in the manner directed
Occupation license pending grant.

by this Act, of the whole purchase-money, the purchaser shall receive from the Board a license to occupy', and as soon thereafter as conveniently may be the land shall be laid off as nearly in accordance with the description given by the purchaser in his application as this Act will admit: Provided that, whenever the land selected lies without the

Surveys may be made at cost of applicant.

surveyed districts, the expense of the survey and of connecting such survey with the existing surveys shall be borne by the purchaser, who shall at the time of purchase deposit the amount of the estimated cost of such surveys with the Receiver of Land Revenue; and such surveys shall be made as soon as practicable: Provided always that, should any section when surveyed prove to differ in any respect from that intended by the purchaser, the Board will not be responsible for any loss or inconvenience which the purchaser may experience, nor will the purchase-money be returned: Provided also that, if the surveyor shall find that the whole extent of land in the selected locality falls short of the quantity paid for by the purchaser, the Receiver of Land Revenue shall repay so much of the purchase-money as exceeds the price of the land to be granted. The license to occupy shall in any such case be amended by the Board in accordance with the report of the surveyor, and the Crown grant shall be made out in accordance therewith, and such license shall be returned to the Board when the Crown grant shall be issued.

Board may refuse to present application.

5. Whenever the Board shall hereafter receive an application for the purchase of any land, it shall be lawful for the Board, at any time within thirty days in the case of unsurveyed lauds after a survey of the lands has been made, and in the case of surveyed lands within thirty days after application, to grant the application either as to the whole or to any part of the land applied for, or to refuse to grant the application either as to the whole or as

to part of such land, and to return the moneys deposited on account of purchase-money, or such part thereof as has been deposited on account of the portion of the land applied for and the application for which shall not be granted: Provided always that no such land shall, after such refusal, be open for sale or application until thirty days' public notice thereof shall have been given.

Proclamation of Hundreds.

Existing hundreds re-constituted.

6 All hundreds existing within the Land District of Southland at the time of the coming into operation of this Act are hereby reconstituted with the same names, areas, and boundaries respectively, and are hereby established as hundreds of land for the purposes of this Act, wherein certain provisions of this Act relating to the sale and disposal of land within hundreds shall take effect.

New hundreds may be proclaimed.

7 It shall be lawful for the Governor in Council, at any time after the expiration of the existing leases or licenses, from time to time, by Proclamation in the *Gazette*, to declare any land comprised within a depasturing license to be either a new hundred, or to be added to a hundred already proclaimed; and from and after the date of such Proclamation such land so proclaimed shall be subject to the provisions of this Act affecting hundreds already then existing.

8 An extension of license for one year shall be granted to the pastoral licensees holding under "The Southland Waste Lands Act, 1865," and the Acts amending the same; such extension to date from the expiry of the present licenses, and to heat a rent of threepence per acre: Provided always that a licensee desiring such extension shall, within six months after the passing of this Act, give a notice in writing to the Land Board of Southland, intimating his desire to have such extension.

9. Sections sixteen to forty-four, both inclusive, in Appendix H, shall apply to the management of Crown lands in hundreds in Southland.

Appendix L.

THE LAND DISTRICT OF WESTLAND.

BE IT ENACTED that within the Land District of West-land—

1. All rural land shall be open for sale at a fixed uniform
Uniform price for rural lands.
price of one pound per acre.

2. Public notice shall be given by the Board of all blocks
Blocks open for sale to be advertised.

of rural land when declared open for sale, and the boundaries and position of such blocks shall be defined in such notice.

3. A book, to be called the "Application Book," shall
Application Book.

be kept open during office hours at the Principal Land Office, in which the name of every person desiring to make any application to the Board shall be written in order by himself, or his agent authorized by any writing signed by such person; and such person or his agent shall at the same time, give to an officer to be appointed by the Board for that purpose particulars of his intended application, which particulars shall be in writing, and in the case of any application for the purchase or leasing of any land shall give sufficient information to identify the land applied for.

4. At the time of entering his name in the Application
Fee on application.

Book every applicant for the purchase or leasing of Crown lands shall pay to the officer to be appointed by the Board as mentioned in the preceding section a fee of two shillings and sixpence.

5. The Board shall consider and determine all applications
Priority of application.

in the order in which the names of the applicants shall appear in the Application Book: Provided that if any person shall not appear either personally or by some agent duly authorized in writing on his behalf before the Board, when called in his turn, his application shall be dismissed until his name shall appear again in the book in order.

Lands sold by auction where several applicants.

6. If two or more persons apply on the same day for the same rural land, such land shall be put up for sale

by auction at the upset price of one pound per acre.

Occupation licenses pending grant.

7. Immediately on the payment in the manner directed by this Act of the whole purchase-money for any rural land, the purchaser shall receive from the Board a license to occupy, and as soon thereafter as conveniently may be the land shall be laid off, as nearly in accordance with the description given by the purchaser in his application as the provisions of this Act will admit.

Discrepancies between estimated and actual area.

8. Should any section, when surveyed, prove to differ in any respect from that intended by the purchaser, the Board will not be responsible for any loss or inconvenience which the purchaser may experience, nor will the purchase-money be returned: Provided that, when the land is found to be in excess, such excess may either be retained by the Board or paid for by the purchaser, at the discretion of the Board: Provided further that, if the surveyor shall find that the whole extent of land in the selected locality falls short of the quantity paid for by the purchaser, so much of the purchase-money as exceeds the price of land to be conveyed shall be returned to him by the Receiver of Land Revenue, upon a voucher certified to by the Chairman of the Board. The license to occupy shall in any case be amended by the Board in accordance with the report of the surveyor, and the Crown grant shall be made out in accordance therewith, and the license shall be delivered up to the Board when the Crown grant shall be issued.

Holders of business license in Township of Ross may acquire lease.

9. It shall be lawful for the Governor in Council, under regulations to be made in that behalf, notwithstanding anything contained in any Act relating to mining, from time to time to grant to any occupant of land under business license in the Township of Ross, in the County of "Westland, who has improved such land to the satisfaction of the Warden of the district, a lease for any term not exceeding twenty-one years of the surface of such land, at such rates of payment for rent, and under such restrictions as to the use thereof, as he may think necessary, and such lease shall entitle the holder thereof to all the rights and privileges now enjoyed by holders of business licenses issued under any Act relating to mining.

If at any time during the currency or at the termination

Subject to sale if land proved not auriferous.

of any lease heretofore granted or hereafter to be granted the land leased is proved to the satisfaction of the Governor in Council to be not auriferous, the land shall be sold by public auction subject to valuation for improvements, as provided for in sections forty-three and forty-seven of "The Mines Act, 1877." If at the end of the lease the land is not proved to be not auriferous the lessee shall be entitled to a renewal of the lease for a further period of twenty-one years, on such terms and under such restrictions as the Governor in Council may prescribe.

The repeal of "The Gold Fields Act Amendment Act, 1874," shall in no way affect leases prepared thereunder and still awaiting completion.

10. It shall be lawful for the Board, with the assent of

Land set apart for homesteads without payment.

the Governor, to set apart blocks of land to be opened for occupation without payment, but subject to the conditions as to cultivation and residence hereinafter set forth, herein called the "homestead system."

11. The Board shall give public notification of all blocks

Conditions of occupation.

of land that from time to time may be declared open for selection on the homestead system, and shall also publicly notify the following conditions, which shall apply to all selections under the aforesaid homestead system:—

- The area allowed to be selected by each person of the age of eighteen years or upwards shall be fifty acres, and for persons under eighteen years of age twenty acres; Provided that the total quantity to be selected by any one family or number of persons occupying the one household shall not exceed two hundred acres of land.
- Within three months after the selection has been approved by the Board the selector shall commence to reside on his selection, and shall continue to reside continuously' thereon for five years from the date of such approval as aforesaid.
- Within eighteen months after such approval the selector shall erect on his selection a permanent dwelling-house of wood or other materials, which shall be specified in regulations to be issued in reference to homestead-system selections.
- In each year there shall be brought under cultivation one-fifteenth of the area of such selection if open land, and one twenty-fifth if bush land, so that at the end of the term of five years one-third of the selection of open land, or one-fifth if bush land, shall be under cultivation.
- Non-performance of any of the foregoing stipulations shall render the selection void, and the right of the

- selector therein and to all improvements thereon shall be forfeited.
- At the end of the said period of five years, a grant or grants shall issue for the land selected : Provided the selector shall not have forfeited his right thereto in manner aforesaid.

Leases of Mineral Lands.

Mineral leases may be granted.

12. Notwithstanding anything contained in any Act relating to mining and to mining districts, it shall be lawful for the Board, with the assent of the Governor, to grant to any person applying for the same a lease of land containing or supposed to contain minerals other than gold, or possessing or supposed to possess any special value, upon the following terms and conditions, and upon such other terms and conditions as the Board shall deem necessary:—

- Conditions.
 - That the lease shall comprise so much land as shall in the opinion of the Board be necessary for the efficient working of the minerals or the beneficial use of the land supposed to possess special value.
 - The term to be granted shall be any number of years not to exceed twenty-one, at the option of the lessee.
 - That a money rent be reserved.
 - That the lease may contain any or all of the following clauses:—
 - For securing payment of the rent:
 - For enabling some person on behalf of the lessor to enter and examine the mine:
 - For securing that a plan of the mine shall be made and kept on the works for inspection, on payment of a fee of five shillings for each inspection:
 - For securing the regular, proper, and efficient mining and working of the minerals:
 - For making void the lease on breach by the lessee of the covenants therein contained:
 - For delivering up the property at the termination of the lease in good tenable repair:
 - For enabling the lessee to abandon the working of the minerals whenever he shall find the same unprofitable to work, and to surrender the lease:
 - For securing payment by succeeding tenant of valuation of buildings and machinery necessary to the proper working of the mine.

13. It shall be lawful for the Board, on the expiration
Compensation for improvements.

of any mineral lease, to cause all buildings and machinery necessary for the proper working of the mine then on the land held under such lease to be assessed, and the amount of valuation shall be paid by the incoming tenant to the Board before such incoming tenant shall be let into possession of the land to be comprised in the lease; and the Board shall pay over to the person who at the expiration of the old lease was the lessee or transferee and holder of such lease the amount received for such valuation: Provided always that no lessee shall have any claim for valuation or compensation for or on account of any improvements, either against the Crown or the Board; but when and as soon as any sum of money shall be received by the Board from any new lessee in payment of improvements, such sum shall be paid over by the Board to the person who at the expiration of the old lease was holder thereof.

14. Every application for a lease shall be sent in by the
Application dealt with.

applicant to the Land Office in Hokitika, in a form to be prescribed by the Board; and it shall be lawful for the Board either to grant or refuse the lease, or to put the lease of the land up to auction at a rent to be fixed by the Board.

15. The land comprised in any lease may, at the
Leased land may be submitted to auction.

request of the lessee, at any time after an occupation of three years, be put up to sale by auction, subject to the lease thereof already granted, at an upset price to be fixed by the Board, subject to the approval of the Governor.

Applicants to furnish plans before lease granted.

16. Every applicant for any such lease shall furnish to the Board, within a time to be fixed by the Board after the application shall have been agreed to, and before a lease shall be granted, a description of the land to be leased, with a plan, which shall be made and prepared by a surveyor to be approved of by the Board, at the expense of the applicant.

Provincial District of Auckland.

The Land Act, 1877.

Homestead System.

THE Homestead or "Free Grant" system is confined almost exclusively to the provincial district of Auckland, and is most liberal in its provisions and in the inducements it holds out to *bonâ fide* Settlement.

The following are the conditions which apply to all selections under this system:—

- Homestead lands, before being proclaimed, are classified according to quality into first and second class lands.
- The area allowed to be selected by each person of the age of 18 years or upwards, shall be of first-class lands fifty acres, or of second-class lands seventy-five acres; and for persons under 18 years of age, of first-class lands twenty acres, or of second-class lands thirty acres: Provided that the total quantity to be selected by any one family or number of persons occupying the one household shall not exceed two hundred acres of first-class, or three hundred acres of second-class lands.
- Within three months after the selection has been approved by the Board, the selector shall commence to reside on his section, and shall continue to reside continuously thereon for five years from the date of such approval as aforesaid.
- Within eighteen months after such approval the selector shall erect on his selection a permanent dwelling-house of wood, or other materials, of the value of at least £50.
- In each year there shall be brought under cultivation one fifteenth of the area of such selection, if open land, and one twenty-fifth if bush land, so that at the end of the term of five years, one-third of the selection of open land, or one-fifth if bush land shall be under cultivation.
- Non-performance of any of the foregoing stipulations shall render the selection void, and the right of the selector therein, and all improvements thereon shall be forfeited.
- At the end of the said period of five years a grant or grants shall issue for the lands selected: Provided the selector shall not have forfeited his right there to in manner aforesaid.

The localities in which lands are at present open for selection under this system, are as follows:—Mangonui, Bay of Islands, Whangaree, Port Albert, Matakana, and Raglan.

In addition to the above, other extensive tracts of land are intended to be rendered available from time to time as the wants of intending selectors may seem to require.

The extent and situation of the waste lands of the Crown in the district are shewn in the accompanying lithograph plans.

Manner of Making Application.

2. On and after a certain day upon which blocks of first and second class waste lands of the Crown shall have been proclaimed open for *bonâ fide* occupation under the said system, every person taking possession of any of the said land shall make in terms of Form "A," written application to, and cause such application to be lodged with, the District Surveyor of the locality in which the land so proclaimed is situate, or such other person, and at such place as shall from time to time be appointed.

3. Every such application as aforesaid shall be lodged during office hours (*viz.*: 10 a.m. to 4 p.m.), and shall state the name or names and age or ages of the applicant or applicants, and shall describe the situation, class of land, and number of acres he or they has or have taken possession of, together with the date whereon he or they took possession of the same, as also to whom it is intended that a grant or grants shall issue upon fulfilment of the conditions of selection.

7. In applying for land, that application which shall be first lodged with the District Surveyor, or other person, as aforesaid, appointed to receive the same, shall be deemed to be the prior application, and shall entitle the person in whose favour it is made to the right of priority of selection.

8. Where it shall appear that but one application has in manner aforesaid been received for any one piece of land, the person or persons making such application shall be deemed to be in possession of, and entitled to occupy the same.

9. But if at any time two or more applications be simultaneously received for one and the same piece of land, or any part thereof, the District Surveyor, or other person to be appointed as aforesaid, shall at once, in the presence of the applicants, or of the persons presenting such applications, decide by lot the priority of choice.

11. Every selector shall forward to the Waste Lands Board at the expiration of twelve months from the date

of his taking possession of the land, and upon the same date in every subsequent year during his term of occupation, a return in writing, in form lettered "B," setting forth the nature and extent of the improvements effected by him during the preceding year.

SURVEY REGULATIONS.

1. Every selector of land shall have the same surveyed at his own expense by a duly authorised Surveyor, and shall deliver, or cause to be delivered, at the Waste Lands office, within six months after taking possession of, and occupying such land, a correct plan of the same, certified by such Surveyor.

2. All surveys to be made by Surveyors authorised by the Surveyor-General, and in accordance with instructions to settlement Surveyors issued, or which may be issued by him.

3. There shall be paid for the survey of any area,

4. Whenever two or more sections are surveyed together by the same surveyor, one-third of the above rates shall be deducted for all areas above 50 acres, and whenever, also, more than one-half the length of the boundary lines shall run through vegetation less than six feet high, one-third of the schedule rates shall be deducted.

5. All fees so chargeable shall be deposited with the Receiver of Land Revenue at the time the application for land is made.

Schedule. Form "A."

FORM OF APPLICATION.

day of ____ 18

To

The Crown Lands Commissioner, Auckland.

SIR.

hereby make application, farther particulars of which are given in the Schedule hereunder, for acres of ____ Class Land, situate in the ____ Survey District, parish of ____ as the same is more particularly delineated on the accompanying Plan.

have the honour to be, Sir,

Your most obedient Servant,

Name or Names (in full) of the person or persons in respect of whose occupation such land is applied for.

Age Name or Names (in full) of the person or persons in whose favour the land is desired to be granted.

Remarks.

Form "B"

ANNUAL RETURN.

Of improvements effected on Homestead selection, under "The Auckland Waste Land Act, 187."

1 State if bush or open land, and if comprised of both kinds, state number of acres of each.

acres, situated in the ____ Block selected by ____ on the Date, when selection was taken possession of.

I ____ do hereby declare that ____ the following persons

2 Here state in full the names of the persons on whose account the selection has been made.

have continuously resided on the above selection from the ____ to the and that the following

Improvements have been effected on the said selection during the said period. Dwelling house erected

3 State dimensions of house, materials of which constructed and value.

Number of acres Cultivated, etc., etc., etc.

Cereals or RootCrops. Orchard Vine-yard. Nursery or Shrubbery. Land laid down with artfel grasses
Fencing. Nature of Crop. Bush Land. Open Land. Bush Land. Open Land. Bush Land. Open Land. Bush Land.
Open Land. Forest Trees planted. Bush Land. Open Land. Area enclosed. Nature of Fence. acs. acs. acs. acs.
acs. acs. acres acres. acs. acres. acres. Total value of improvements £

Dated this ____ day of ____ 187

Witness to Signature. ____ Signature of Selector.

NOTE.—If any person holding land as aforesaid shall cease to be in *bonâ fide* occupation of the same, or fail to effect thereon the Improvement required by the Act, or forward wilfully inaccurate returns, or commit any breach of these Regulations, such person shall be liable, in addition to forfeiture of selection, to a penalty not exceeding £20 for every such breach, default or failure, and all penalties incurred hereunder shall be recoverable in manner provided by the said Act.

GENERAL SURVEY OFFICE NEW ZEALAND J.T.Thomson, Suveyor General. MAP OF THE NORTH ISLAND. NEW ZEALAND. Showing the Land Tenure, JUNE 30TH 1878. REFERENCE. Lands owned by Europeans, purchased by private individuals from the Natives Lands owned by Europeans, purchased from the Crown Confiscated Lands unsold Lands reserved for Native purposes Lands held by Natives under certificate of Title., Memorial' of ownership, or Grown Grant Lands in the hands of the Natives, over which the Native Title has not been extinguished Lands under negotiation to purchase by Government, and Proclained under "The Government Native land Purchases Act 1877" Crown Lands

GENERAL SURVEY OFFICE NEW ZEALAND J.T.Thomson, Suveyor General. MAP OF THE NORTH ISLAND. NEW ZEALAND. Showing the Land Tenure, JUNE 30TH 1878. REFERENCE. Lands sold or otherwise disposed of Crown Lands held under Pastoral lease or otherwise, not open for sale or free selection Lands reserved temporarily ,,,, permanently Crown lands open for sale or free selection KEY MAP.

New Zealand map

The New Zealand Agricultural Company (Limited.)

To intending emigrants and men of small means, the New Zealand Agricultural Company offers great advantages. The Company has an Estate of over 160,000 acres of freehold in the South of New Zealand, between latitude 45deg. 20min. and 46deg. S. between the parallels of Oamaru and Dunedin, which it now offers for sale, and is prepared to give unusual facilities to farmers, both in terms of payment and rate of interest, and also provides improved machines for husbandry, such as reaping and binding machines at a small charge per acre.

The Company has, at present, 10,000 acres of agricultural land ploughed and in various stages of cultivation, some actually under grain crop, some being prepared for the same by sowing with turnips, for feeding off with sheep; and this land is now open for selection in convenient-sized farms, from 50 to 1,000 acres, according to the purchaser's means.

The Company, if required, will supply stock of a superior character from their pure herds of Shorthorn cattle and flocks of pure Lincoln and Merino sheep, will lease grazing land on moderate terms to work in connection with agricultural land.

The object of the Company is to secure a good class of Settlers, and from its command of capital and the low price at which the Estate stands in its books, it can sell at a price which will pay handsomely, and also give purchasers land at prices and terms which are not within the power of an individual. Having this in view, the Company offer liberal terms to men of frugal habits, who have saved sufficient money to start them in a small way, or to those who have not sufficient scope for their energies nor sufficient capital to extend their holdings. To such men and to those artizans connected with farming industries there is a sure prospect of success, if they carry with them the same habits which gained them prosperity.

The property of the Company commences south of Gore, and extends thence in a northerly direction to Lumsden, or the Elbow, as it was formerly known, and at a moderate calculation contains 120,000 acres of agricultural land, level and unbroken by ridges, and would be considered a very respectable sized plain out of New Zealand. At various portions of the estate extensive farming operations have been conducted in times past, and the Company have now ploughs and teams of horses working by contract, engaged in preparing land for future settlement. The crops, of all kinds, which have been grown on the estate will bear comparison both for quality and quantity with those grown in any other part of New Zealand. This system of preparing land for occupation is an advantage to the settler, as he at once gets a crop off the land he buys, instead of having to wait two years, and expend large sums of money, to bring his land into the same state of cultivation; and will be a further gain to them as they will always be able to employ their teams in preparing land for the next wave of settlers who will follow them; and buy their produce till they have grown some of their own and are thus enabled to earn sufficient to pay their next instalment of purchase money. The Company's estate possesses every advantage in the way of fuel, water, &c., and there are two saw-mills on the estate to provide timber for building, fencing, &c., besides quarries of building stone. Then, as to means of transit, the Waimea Plains Railway, when completed, will run through the whole length of the estate, connecting with the

Dunedin-Invercargill line at Gore, which traverses four miles of the property, and the Invercargill-Kingston line at Elbow which traverses 33 miles' of the northern end. There are several home-stations on the estate, with gardens, grounds, &c. In order to facilitate settlement, townships have been surveyed at Eiversdale—17½ miles from Gore—the junction of the Switzers line of railway, and as the site is well chosen, it will be the centre of a large agricultural district, and have the advantage of the traffic of Switzers. Mandeville—10½ miles from Gore—will be the station used by settlers on the eastern bank of the Mataura (the Chatton and Otama districts), while at Lumsden the township abuts on the railway station; and Lumsden is the junction of the Government railway extension to Mararoa. Farms have been surveyed at Gore, and comprise some of the richest portions of the estate, and in convenient-sized sections, in the neighbourhoods of Riversdale, Mandeville, and Lumsden. In addition, prepared lands are offered for sale privately on easy terms. In disposing of this property, the Company have decided to sell land in the immediate neighbourhood of the railway first. Practical farmers reckon land distant four miles from a railway as a rent dearer than that close to, and as all the land at present for sale is actually bounded by the line of railway, this alone gives it additional value. The greatest drawback to the estate is that its capabilities and advantages are comparatively unknown. This district a few years ago supplied Dunedin with all its fat stock in the winter months from native pasture, before the days of turnips. The small farms attached to the accommodation houses (or hotels), at the Pyramid and Otamete, on the estate, were cropped for ten years in succession without manure, and managed to give a last crop which would shame many first yields in other localities. Very large crops of turnips are grown on the first furrow, and the general advantages of the estate only require to be known to be appreciated—indeed when the Waimea Plains Railway is open, many a tourist will make the acquaintance of the estate on his way to Lake Wakatip.

The following illustrates the fertility of the property:—

One block of land, consisting of 1,500 acres, was ploughed for the first time between the months of August and November, sown in turnips, fed off with sheep during the winter months, and in the September succeeding was all under a crop of wheat, which yielded forty bushels to the acre. Another portion having undergone the preliminary preparation of growing a crop of turnips, was sold by auction at Gore, on the 12th of September, and realised the high average of £15 10s. an acre, and two days afterwards the new owners were engaged in ploughing for their crop.

Then as to the level nature of the country. The Waimea Plains Railway which runs for its entire length (36½ miles) through the property of the Company, has no gradient steeper than one in one hundred, and that grade only in two places, at the 8th mile from Gore, for 52 chains, and for 106 chains at the 22nd mile; and the estimated completed cost, is .£108,000, including purchase of land, the permanent way being 521bs. rails, and the most substantial fastenings—the time allowed to complete the contract 12 months from the date of signature; the cheapest and most substantial railway yet constructed in New Zealand.

Opinions differ as to which portion of the estate is the richest. The following summary of prices realised for township sections at the first sale of the Company's property, on the 12th and 15th of September, show the estimation in which various localities were held by purchasers:—

The following summary of report was prepared by Mr. Horace Bastings, M.H.R., Commissioner of Waste Lands Board of Otago, and Commissioner for the Classification of Lands in Otago, and Mr. Walter H. Pearson, Chief Com-missioner for the Southland District in November, 1878 :—

In compliance with your request, we have inspected the following estates in Southland, New Zealand, known as Croydon, Wantwood, Waimea Plains, Okaiterua, Longridge, The Dome, and Eyre Creek stations, comprising 157,000 acres or thereabouts of freehold land, and 89,657 acres of leasehold, and report as follows:—

- SITUATION.—These properties are situated nearly due west of Dunedin, and lie between Lat. 45-20 and 46 S. between the parallels of Oamaru and Dunedin; the Gore Railway Station on the southern portion of the property is 82 miles from Dunedin and 40 miles from Invercargill. The Oreti Railway Station of the Invercargill and Kingston line on the western side of the properties is 37 miles from Invercargill.
- RAILWAY COMMUNICATION.—The Dunedin and Invercargill Railway traverses the southern portion of the properties, and the Invercargill and Kingston the western for a distance of 33 miles, the Waimea Plains Railway intersects the whole from Gore to Lumsden; thus the whole properties are within four miles of railway communication. Telegraph communication is established at all the stations on the New Zealand railways.
- INFORMATION OF THE COUNTRY.—The estates consist of large plains of alluvial deposit, interspersed with rolling downs of volcanic formation, the whole covered with a fine sward of native pasture, and is without exception the finest block of agricultural land that we have ever examined either in New Zealand or Australia.
- NATURAL ADVANTAGES.—The soil consists chiefly of alluvial deposits of loam, with a subsoil of clay intermixed with marl, underlain at a depth of several feet with beds of mixed clay and gravel, which give

a fine natural drainage.

"The properties are intersected by numerous never-failing streams, and have a frontage to the Mataura River of 38 miles, and to the Oreti River of 16 miles.

"The Waimea and Otamete Rivers also flow through the properties, the former for 30 miles, the latter for 16 miles. On the properties large deposits of brown coal exist suitable for domestic and steam purposes, and there is also a very valuable quarry of freestone, which, in the opinion of the engineer-in-chief of the Middle Island, is the best in the south of New Zealand for building purposes. These are merely mentioned, but not estimated in our value of the properties.

- PRODUCTS.—The nature of the soil and climate admirably suits it for the growth of cereals, root crops, and artificial grasses. The average yield for last season was 40 bushels of wheat, 60 of oats, and 10 tons of potatoes to the acre—the wheat being of a quality (according to the local miller) unsurpassed in the country.

"The orchards at the several homesteads yield crops of all English fruits in the greatest profusion, and there are large plantations of English forest trees, Scotch firs, and all classes of pines, which have grown with rapidity. The plan of husbandry hitherto followed on the estates, has been to plough the land (which needs no clearing), sowing broadcast with turnips, giving crops feeding from 10 to 15 sheep to the acre, and sowing the cereal crops in the succeeding year, which yield as above stated.

- TIMBER.—These properties enjoy the exceptional advantage of having two large forests of first-class timber, the one, situated on the Croydon Estate, near Gore, and the other, at the opposite extremity at Okaiterua, near the railway station, and have suitable saw-mills with all appliances now erected on them, Okaiterua saw-mill being connected by a tramway with the main line of railway. The timber in these forests will be required on the estates for building, fencing, and other purposes.
- SITES FOR TOWNSHIPS.—Settlement will necessitate the formation of townships on the various lines of railway, and provision has been made for them at suitable sites (vide map); and a large increase in price will be realised both for the town and suburban sections.
- CLASSIFICATION.—We have classified the freehold lands as under:—
- VALUATION.—We value the estates all over at Ten pounds per acre, 157,000 acres at .£10 = £1,570,000."

In this classification we have kept well within the mark in the apportionment of the agricultural land. As settlement progresses a large area of what we have now classified as pastoral land will be brought under the plough.

RECAPITULATORY.—Having considered the great mutual advantages possessed by these Estates, in situation, railway, and telegraphic communication, conformation of country, fertility of soil, suitability of climate, and various resources, and, having considered also, the large amount which may be expected to be derived from the sale of townships, we regard our valuation as a very moderate one. Unimproved land of inferior quality with longer railway carriage to the seaport, and neither possessing the advantages of timber or coal in its neighbourhood, have been sold in various parts of the Middle Island from £15 to £20 an acre; the result of its being in the neighbourhood of an agricultural population.

The Honorable W. H. Reynolds, M.L.C., and A. Chetham Strode, Esquire, reported as follows on May 6th, 1879 :—" The result of our inspection may be summed up as follows: We found the freehold land belonging to the Company, for the most part of unexceptionally good quality, a fine friable soil, with a subsoil of a sandy loam; such a soil, in fact, that with moderately good tillage could be made to produce crops of first quality. Moreover, the growing crops on the land was convincing proof of the excellent soil. Two large fields of turnips, one on the property formerly held by Mr. Bell, and the other at Longridge, were most satisfying on that point. As a field for settlement, we are satisfied, from the great natural advantages which the property possesses, such as being well watered, the proximity of lignite pits of good quality, and excellent building stone, that it cannot be surpassed. The railway now in course of construction, through the heart of the property, will be the means of lessening very materially, the cost of transit; and, afford great facilities for getting produce to a shipping port, connecting as the railway does at Gore with the line to Dunedin and Invercargill.

"In conclusion, we are of opinion, that with moderately good management exhibited on such a fine property, the Company should be a most successful undertaking, while it should be the means of conferring incalculable benefits on this part of New Zealand, by introducing and settling on the land, a large number of successful settlers."

The Honorable Robert Campbell, M.L.C., reported on May 22nd, 1879 :—" I do not know that I can say more on the subject of the properties, I consider you have a property, which, for quality of soil and position, is not to be equalled in New Zealand. I do not think you could embrace in any portion of New Zealand so much good land with so little bad land."

ROUTE.—Intending settlers proceed to New Zealand by the Union Steamship Company's steamers, sailing from Melbourne every week, and Hobart Town every fortnight, and can either land at the Bluff and proceed by

rail direct to Gore, where the Company's factor, Mr. Robt. Hamilton, resides, who will show them over the estate; or, they can proceed to Dunedin, to which place the fare is nearly the same, and at the Company's office, Water-street, obtain every information, and reach Gore, as quickly as from the Bluff.
decorative feature

Appendix.

Statistics.

The following article appeared in the *Otago Daily Times*, Friday, September 5, 1879 :—

If New Zealand has one advantage which places it ahead of all the Australasian Colonies as a field of settlement, it is its climate, which, in conjunction with its enormous areas of rich agricultural land, preeminently fits it for the growth of cereals. No doubt each Colony of the group can boast of areas as extensive as our own, and for the sake of comparison we may admit they are equally rich in soil. But their climate, compared to ours, is a fatal defect, and consequently we find that we are outstripping them in the production of grain. The farmer in Victoria can never calculate the quantity of grain he will produce till it is actually in his corn sacks. If his crop escapes the wire-worm in its earlier stages, or the caterpillar when coming into ear, and he has the promise of an abundant yield for his toil, a burning sirocco may in a few hours thresh out nearly all his grain, and he is left with nothing but a hope that next year he may escape with better fortune. In Adelaide the yield to the acre of a few bushels of superior grain does not promise that South Australia will be the granary of the world. New South Wales and Queensland produce little but maize, and the area of Tasmania confines its production to home requirements; and so it is, that New Zealand alone of the group, gives promise of yielding a large and ever-increasing surplus for exportation. Narrowing the grain-producing portion of New Zealand to its proper limits, we may define the land from Amberley to the Bluff as the only truly agricultural country in Australasia. A large portion of this land is already alienated from the Crown, and if we are to look to a considerable increase in settlement, it must be by the dispersion of lands which have been already sold, and to which the means of transport are already afforded. The rapid progress made by Oamaru and Timaru before the construction of railways, was due to their ports, which, bad as they were, enabled their farmers to export grain. As the railway was extended from Christchurch, the whole of the lands in the vicinity were sold and settled. In the South, railways were not pushed on with the same rapidity, although more required, and consequently population has not increased in the same ratio that it has in the North, and this from no inferiority of soil or climate, but because eight months ago, the country beyond the Clutha was cut off from Dunedin. Few now who travel to Invercargill have any idea of the extent and capabilities of the country they pass by. "Going South" is the expression, and it is not generally known that Gore, is in about the same parallel of latitude as Mosgiel, and that it is, the centre of an agricultural district unequalled in extent and fertility in the Australasian Colonies. There are no doubt other districts equally fertile, but there is no district which has half the area of uniformly good land. Stretching far beyond Edendale to the south, it extends to Tapanui in the east, and to the north, far beyond Lumsden to the shores of Te Anau Lake. In its immediate neighbourhood, on the eastern banks of the Mataura, the land is already settled and cultivated, and a few years, will, we hope, give it the home-like appearance which attracts the eye in the Taieri and older settled districts. On the western side of the Mataura the land is still unsettled, but is now available, as the New Zealand Agricultural Company are cutting up their estate for sale on deferred payments, and the New Zealand Land Company are also putting theirs into market on the same principle. If the southern portion of New Zealand is to increase in wealth and population—for there can be no true wealth without population—it can only be by the settlement of lands which have hitherto lain in a comparatively unproductive state, whether as Crown lands or as large estates, and the bulk of good land has long since been sold. We have within the last few months annexed a new district, and have a large field for settlement—thanks to the connecting link of railway which we so long wanted. When the tide of settlement once sets in to a district, it flows on uninterruptedly, and we look during the next few years to progress in the South, as rapid and permanent as was made in the Oamaru and Timaru districts a few years ago. We are advised of a large influx to our shores of emigrants from Great Britain—men with more or less capital, who intend to throw in their lot with us. No doubt some of them, with recruits drawn from our settled districts, will in a few years, assisted by the easy terms of payment offered both by individuals and the State—as every settler requires a great deal of his capital to improve his land—build up on the banks of the Mataura, settlements, with thriving towns, and form a district which will, we take leave to say, equal any in the Old Country.

The following is from the *Southland Times* of September the 18th, 1879:—

The recent land sales on account of the New Zealand Agricultural Company demand more than passing notice, because, firstly, the Company has fully redeemed the promise made of unreserved sale; and, secondly,

that the terms offered by the Company are singularly favourable to the promotion of settlement. Nothing could be fairer or more liberal, singularly liberal in fact, than the conditions of the first day's sale—absolutely no reserve, and payments to extend over a period of ten years at the purchaser's option, and bearing only a light rate of interest. To the man of limited means the opportunity thus presented of acquiring a substantial freehold lacks a parallel. Even the very favourable terms offered at the June sale of land by the New Zealand and Australian Land Company, were not so liberal, and where there are two such Companies, both holding extensively, not waiting to be "burst up," but inviting purchase, on the most tempting terms, we do not think there is much room for complaint, on the score of monopoly or the lack of opportunity to the *bona fide* settler, to possess himself of a home-stead. To expatiate upon the quality of a great deal of the land held by the above companies would be supererogatory on our part. Better land is not to be met with in any part of Australasia, or so suitable in all respects for fanning on a moderate scale. And all this land will be disposed of in the long run for the purposes of *bona fide* settlement; and if the process, should involve, the introduction of a substantial yeoman class of settlers from Britain, the companies will have done well for the colony, and will have fairly earned whatever meed of profit may fall to their share. The reputation of the land of the Matura and the Waimea Plains will yet resound throughout the Colonies. The term ever-verdant may be applied to it, whilst its fertility is next to inexhaustible.

Printed at the "Mercury" Office, Macquarie-street, Hobart Town, Tasmania,
decorative feature Homes for the People in the *Provincial District of Otago*. decorative feature
By George Oliver.

decorative feature Oamaru: Printed at North Otago Times Office, Wansbeck Oamaru. 1879.

Introduction.

AT the request of a large number of friends, and with a firm conviction in my own mind that a radical change is much wanted in our Land Laws in order to save the country from retrogression, I venture to submit the following suggestions to the public, feeling at the same time very diffident as to my ability to deal fitly with so difficult a subject, and to present my views in a fairly readable form. I trust, however, that at least I may be understood, and that my efforts may be the means of arousing in the minds of the people a determination to insist on their Representatives in Parliament passing such measures as will effect the necessary change and tend to the benefit of the greatest number.

It is said, that should large properties be broken up, capital will be drawn out of the country, but we have little to fear on that score—Capital will always find investment and perhaps nowhere more certainly and safely than in New Zealand.

The wealthy runholder cannot do better than lend to his manager and shepherds who have been mainly instrumental in making his wealth, and who are sure to be among the successful applicants for "Pastoral Crown Farms." If the runholder has not made his "pile," he has himself to blame. Circumstances have favored the class to which he belongs more than any other in New Zealand. Of course, however, he had a perfect right to his privileges, and still has a right to their enjoyment till his lease expires, when it must be evident to himself that a change is unavoidable. That to increase the population, "Homes for the People" are necessary, and for that purpose the State must throw open its vast territory of rich Pastoral and Agricultural lands.

Geo. Oliver,
OAMARU.

Homes for the People in the Provincial District of Otago.

decorative feature

LAND for the People and People for the Land, is, as every one knows, an old electioneering cry in New Zealand, and has so often been made a stepping stone to a seat in Parliament by political aspirants, that one would think that there should now be no impediment to prevent the people getting land to their heart's content. It must be admitted, however, that impediments grow instead of diminishing, that it is only after a protracted agitation in any locality that a block of over a few thousand acres can be wrenched from the pastoral tenants, and then on account of its inadequacy to the demand. People in their eagerness to make homes for themselves and families, compete so keenly that prices are raised to sums altogether out of proportion to their means, thus

driving them to the money lender and many of them ultimately to the Bankruptcy Court.

The Government has, however, under its various Land Acts, disposed of all the really good agricultural land for twenty miles or so inland along the East Coast, a great portion of which is held in large estates by capitalists, and men wanting good and purely agricultural farms must deal with these capitalists, some of whom are cutting up their estates into farms of various sizes, and advertising them for sale on deferred payments.

There are undoubtedly large tracts of good agricultural land in the interior still in the hands of the Crown, but the expense of transit, even though they had railway communication, will render them as purely agricultural farms—depending on the sale of grain, unpayable for many years to come. Interior agriculturists cannot compete with those on the more fertile coast lands, until Colonial consumption is increased and less dependence put on markets beyond this Colony. The question then arises, what are we to do with our interior lands which are held by a few runholders, and which probably comprise about three-fourths of the Provincial District of Otago. Every impartial thinking man must admit that it would be impolitic to tolerate the present state of affairs, and that many homes must be made where but few are now. Considering how disproportionate our enormous Colonial debt of—soon to be—£27,000,000 is to our small population of some 400,000 souls, it is absolutely necessary that the human carrying capacity of the country be increased to enable it to bear so heavy a liability.

To increase the population by simply importing immigrants, and turning them adrift to find a precarious living, is hardly the way to build up a nation. And we cannot expect all new arrivals to be in a position to become settlers at once; but were there greater facilities for people to make homes for themselves, thousands of the present employed, who have been successful in finding regular work and having money, would vacate their places for new arrivals, make homes for themselves, and so become employers of labor.

We find that notwithstanding our Country's vast resources, its great territory of highly fertile agricultural and pastoral lands, its immense and valuable forests, its rich gold fields and numerous mineral deposits, its picturesque lakes and rivers, and its majestic mountains; having within itself every thing necessary for the comfort and sustenance of millions of human beings, yet with all these advantages thousands of good men amongst us are at the present time in a destitute state, and unable to find employment. Admitting that such evils will always exist to some extent, while men are improvident, yet we cannot close our eyes to the fact that the majority of our working men are terribly handicapped, and can hardly better their condition in the present state of the Country. When shearing and harvesting are over they are compelled to resort to boarding houses in the towns and even without much drinking, long ere work comes on again, their earnings are spent. Thus they go on living from hand-to-mouth, seeing no way of bettering their condition, and therefore getting more and more reckless.

Happily, however, there is an antidote to the evil, viz., in the creation of more employers. For every homestead that is on our pastoral lands at present, it is quite practicable to put ten, and thus increase the labor required on them in proportion. In regard to our interior agricultural lands, they have simply to be opened in farms of sizes to admit of their producing wool, beef, and mutton, as well as grain, to be taken up at once.

Our Liberal politicians readily admit the necessity of having the runs cut up, but they suggest no practical plan as to how it shall be done. It seems indeed that they have not attempted to solve the question, except so far as to decide that runs are to be cut up in some way—and our Land Board has certainly done this with the few—the leases of which have expired with results so unsatisfactory that we may well shudder for the future of our adopted country. The methods for administering the pastoral lands at present seems to be that when the lease of a run expires, the Land Board divides it into two or more runs, advertises the leases for sale for ten years, and on a stated day sells by auction to the highest bidder, he paying valuation for improvements. These newly made runs are of no use to any except the old lessee, whose homestead is probably contiguous and erected on freehold. The Government makes no provision for compensating the new lessee for improvements made by himself in the event of his lease being cancelled on a year's notice, according to law.

This is certainly a protective measure for the Squatter, who need not put on improvements, and can therefore afford to out bid all others, as did the lessee of Shag Valley Station a few months ago. Such a method of cutting up runs is simply a farce, and exhibits a cunningly devised plan made for the benefit of the runholder, who may—according to it, hold large tracts of the public estate without improving them; but if a poor man gets even a small portion, he must improve it and run the risk of giving his improvements to the State for nothing. It is fortunate however, that only a very few of our pastoral leases have yet expired, but as a large number of the best of them will fall in shortly, no time should be lost in impressing the Government with the necessity of immediately devising measures by which our public estate be made to carry a large population; with this end in view, and from my experience in sheep farming on the runs of Otago for the the past eighteen years, I beg to submit the following Rules which I hope to see improved upon where found faulty by abler pens.

Suggestions for Regulations.

Before stating regulations, I should first intimate that as there are large tracts of pastoral lands on which stock cannot safely be depastured, except for about eight or nine months in the year, great care should be taken in cutting up the runs, that all lands, except those under perpetual snow, be made available. One-third at least of each run should consist of country on which stock would be comparatively safe during the winter season. In this case, runs must be of different sizes, because in some places we find that from the only place on which a station could be built the country ascends rugged and steep right back to the perpetual snow line or water shed, a distance in some cases of twenty miles; therefore, in order to make all such land available, a run of say 10,000 acres would require to be less than a mile in breadth, and its boundaries would, in some instances, have to run over great chasms, perpendicular cliffs, rocks, &c., &c., rendering fencing, or perhaps the removal of stock from one end to the other, an impossibility. On such country natural boundaries would require to be taken, and it follows therefore that to turn the public estate to the best advantage, making all parts available, runs must vary in size from, say, 1,500 to 50,000 acres. On runs such as Deepdell, Cottersbrook, Puketoi, Highfield, Blackstone Hill, Ida Valley, and a large number of others where the country is available in all seasons, runs from 1,500 to 3,000 acres would be very desirable properties; on the most of which, 300 or 400 acres of good agricultural land could be got, and from 500 to 1,200 sheep with a few cattle and horses could well be kept; but runs of so small an area can only be made on lands not attached to mountains, still the most mountainous and rugged can be cut into several, and worked to advantage to the lessee and to the State.

In regard to regulations, I beg to suggest:—

- That twelve months or so before the lease of a run expires, the Government appoint a party experienced in runs and sheep farming, along with a surveyor, to divide said runs into as many sheep farms as can be worked profitably, taking care that on each there be a suitable place for a homestead, attached to which there should be, if possible, a piece of agricultural land not exceeding 400 acres, and that all the remaining agricultural land not necessarily wanted for the working of the new runs be reserved for purely agricultural farms.
- That the paying and carrying capabilities of each run be taken into consideration, and in accordance therewith a fair average rental fixed, varying, say from 8d to 1s 3d per sheep per annum.
- That all new runs be advertised to let by tender for fourteen years, and that the applicants best fitted for sheep farmers having a fair amount of means, be accepted. Such a rule as this may be considered rather arbitrary, but it is the only way by which the State can secure good tenants—a matter which a landlord never loses sight of, and the state in many respects is in the same position as a landlord. It is to the benefit of the whole community that the Crown Tenants be good—paying their rents regularly, and their farm products be large in quantity and good in quality. At any rate, selling by auction is the most objectionable; a man does not like to be out-bid, and the excitement occasioned by bidding causes properties to go too high, resulting in the non-payment of rents, impoverishing the land and the tenant, and so causing a general loss to the State.
- That homesteads be made on every run, each to be worked separately, and that a lessee be allowed to hold only one run.
- That neither the land at the homestead nor any part of the run be sold to the lessee nor to anyone else, but that each run be kept perpetually as a "Pastoral Crown Farm." In regard to this rule, it will be clear to anyone that if the homestead be sold and if there be no other place on the run suitable for a homestead, then the property must become comparatively valueless, except to the party who holds the homestead, and he having the key to the run would of course make his own terms and simply pay a nominal rent. Besides pastoral lands, except very select portions, cannot be sold for years to come, except at very low prices. How much preferable it is therefore, that they be retained entire, especially when we consider our mining population, whose ejection would speedily take place, were the State to sell the pastoral lands which are so impregnated with gold, and on which mining reserves would be so difficult to make, as payable gold is continually being found in the most unlikely places. Though the rents of pastoral lands must necessarily be low for some time, yet at the expiration of the first leases, they would probably stand to be doubled, as by that time -we may reasonably expect the population to have greatly increased, and consequently the consumption of farm products, thus materially raising the price of stock, and so enabling farmers to pay higher rents. The present system of selling runs on deferred payments, to be paid up in fifteen years, does not greatly attract the buyer and is decidedly a loss to the State. No one will, of course, buy such property unless it be good average land available in all seasons, and in many cases it must follow that the country behind which may be good, though only available for eight or nine months in the year, will be rendered almost valueless to the State on account of the frontage being sold.

- That the lessee of a new run have no power to sell his lease, but if at any time during its currency he wishes to relinquish it, he must give notice of his desire to the Government who will advertise the run, and on finding a suitable tenant, take over the lease.
- That a lessee on relinquishing his run be paid compensation by the Government for all necessary permanent improvements that he may have made, and that he agree to sell his stock at valuation to the incoming tenant, who shall be bound to take the same.
- That on improvements becoming the property of the State, the rent be increased in proportion to the amount of their value, such amount to be spread over the term of the lease. According to this rule for instance, a run leased for fourteen years, carrying 5,000 sheep at a rent of 1s each, and having improvements on it to the value of £ 1,000, the rent would have to be raised in order to cover improvements to about 1s 4d per sheep per annum. By this means facilities to settlement would be greatly increased compared with what they would be were a new lessee made to pay down the £1,000 pounds at the commencement of his term.
- That on the present runs being cut up, the Government should re-purchase from the old lessee any freehold that he may have bought on the run and improvements erected thereon, in cases where such freehold or improvements be considered necessary or suitable for the working of the new runs. In commenting on this rule, I may intimate that on many runs the improvements exceed the amount promised by Government as compensation, and that therefore the homesteads are nearly all built on freehold. It would be well, therefore, that where the buildings are not unnecessarily large nor the freehold too extensive, that the Government purchase them for the State, and have each included in one or other of the new runs for homesteads.
- That interior agricultural lands be surveyed into farms varying in size from four hundred to two thousand acres, and leased by tender to the most suitable applicant for fourteen years, at a rental of from one shilling to five shillings per acre per annum, and that they be subject to similar rules as those sketched in the preceding pages for pastoral farms, and that exclusive of farms of the above size, there should be small reserves of say five hundred acres each—along proposed railway lines, or wherever they may be considered necessary for villages and small farms for laborers.

In regard to interior agricultural lands, and considering their diversity of character, even at equal elevations, their classification is absolutely necessary, as to be a success they must be various in sizes and prices. In many cases we find, especially in Maniototo, side by side with fair agricultural land, thousands of acres shingly to the surface, which without irrigation are hardly susceptible of improvement. Farms therefore comprising a large percentage of inferior lands must be more extensive and at a low rental.

Printed at North Otago Times Office, Oamaru.

The Catechism of Capital and Labour

WRITTEN FOR LUMPERS, PICK-AND-SHOVEL MEN, POLICEMEN, BUSH HANDS, &C.

AXIOM:—*Capital is the Representative of Labour.*

Question. Is capital the enemy of labour?

Answer. No.

Q Is capital the friend of labour?

A. No

Q. What then is capital?

A. Capital is the representative of labour

Q. Whose labour does capital represent?

A. The labouring class

Q. Who are the labouring class?

A. The people who labour

Q. Is capital a good thing to have in a country?

A. Capital is a blessing to have in a country when capital is in the hands of the creators of capital

Q. Why is it that in every country the non-labourers have all the capital?

A. Because it is more profitable to cheat the labouring class than to labour yourself. It would never pay to go about from flower to flower sucking the honey. It is more profitable to murder the poor little bees, and then eat the honey sweet.

Q. Do you believe in the dogma of a personal God? Do you believe that He gave us the bees even as he gave the Amalekites unto the children of Israel?

A. The English gooseberries are enormously large, but have not the flavour of the Scotch gooseberry. It

would appear that the gooseberry bush is a native of a cold climate, hence the superb flavour of the Scotch gooseberry

Q. Can you give me one or more examples shewing how the harvest of capital is reaped of labourers by the non-labourers?

A. Example 1. The Maungatapu Mountains assassins saw an old man crossing the ranges. They said he was poor and miserable, but he might have a little gold dust, and so they fired a charge of slugs into his stomach. When he was dead they got a few shillings in his pocket, which represented the poor old man's labour. It would require a nightman to believe that those shillings represented the labour of the Maungatapu Mountains assassins.

Example 2. A draper buys a yard of cloth from one labourer for one shilling, and sells it to another labourer for five shillings. In this way a fortunate draper will accumulate £50,000 in a few years. It would require common chimney sweep to believe all that money represents the draper's labour. No lump sum would believe it.

Example 3. The descendants of the men who conquered at the Battle of Hastings in England and the descendants of the men who conquered at the Battle of the Boyne in Ireland charge the labourers rent or tribute for digging earth. The principal is called landlordism, rights, privileges, Mana. It is called by a different name in every land.

Example 4. Take the case of a man who has £20,000. Let us call him John Smith as it is a handy name. He may have got this money by robbing bank shareholders, by scuttling a ship, by telling lies about a gold mine, or he may have got it lawfully in the ordinary course of trade. We will draw a veil over the way he got it because for our purpose it does not matter how he got it so that he has it. He could not have got it by labouring hard and selling his labour at 6s per day because if he had a wife and family to support he could not support nature on that. Now that he has it the labouring class will build twenty houses for him. The labouring architect will design. The labouring contractor will oversee. The labouring house agent will let the houses to the tobacconists, fruiterers, &c. &c. John Smith will have nothing to do but receive the rent. He can feast, he can squander, he can waste, and he will have enough left so that the labouring class will build another house for him at the year's end, and so on. John Smith's capital will roll on of its own accord, and John Smith will do no labour either bodily or mental, and in a thousand years to come the sons and daughters of John Smith will feast squander and waste, and they will do no labour at all, and the sons and daughters of the working class that are yet unborn and have done neither good nor evil will have to suffer the shame of building houses, raising crops, &c., &c. to support the descendants of John Smith because capital rolls on of its own accord.

Q. Do you mean that capital rolls on in the selfsame manner that the five loaves and fishes rolled on, or do you mean that capital rolls on out of the sweat and shame of the labouring class into the pockets of John Smith?

A. There is really no desire to hurt your feelings. You are as strong as a lion, and that is better than to have an overgrown brain with a miserable little body full of rotten diseases, but there are problems in capital and labour that require the intelligence of a master tailor or a master coachmaker, &c., &c., and there are even problems that a master tailor could not understand. Problems that would require the intelligence of a stationer, a banker's clerk or a mining agent, but it is enough never to trouble about what is above you

Q. Is manual labour a shame? Is it a shame to make a pair of trowsers?

A. At the present time shame is a most inscrutable mystery. All we can do is to collect the charts and soundings of shame and allow the generations who come after us to form a science. It would appear that shame is mixed up with capital and labour, with social rank, with sexual equality, sexual contempt, sexual abasement. It would appear if you make a pair of trowsers for a blacksmith, and he makes a grate for you in exchange the two shames balance each other, and you have no shame. If he sells the grate and gives you the money it is all the same because the money represents his shame, but if you make a pair of trowsers for a non-labourer the money he gives you does not represent his own shame. It only represents the shame of the labouring class, and there is nothing to balance your shame. The men and women who dance in Government House never invite the men who work for Thomas Faulder because the Government House people feel a profound sexual contempt for Thomas Faulder's men, and Thomas Faulder's men feel a profound sexual abasement in connection with the Government House people, and this sexual contempt and abasement does not depend on physical or moral development because the first half-crowns with George III on them were called in for fear of the vulgar contempt, and the die sinker was ordered to tone down the brutality, the grossness, &c., and the Prince of Orange who married George's daughter was so crooked and ugly when you looked at him in front you could not see his waist. When you looked at him from behind you could not see his head. Nell Gwynne, a prostitute, was the only woman who could appear naked without being ashamed. Because she was so beautiful there was nothing to be ashamed of. Naked people are ashamed not because one part of the body requires to be covered more than other but because the whole world without exception are as ugly as filth. Disease has nothing to do with social rank because if one of Thomas Faulder's men becomes possessed of £500,000 he is at once accorded the highest social rank. He is not subjected to a medical examination to see if he has cancer, scrofula,

consumption, Bright's disease, or any other equally rotten disease, and the sons and daughters of Thomas Faulder's man will have the privilege of according social rank and sexual equality to others. It would appear capital, and capital alone, is the supreme arbiter in all questions of shame, sexual contempt, sexual abasement, sexual equality, social rank, &c.

Q. Has anyone ever tried to alter the present distribution of capital and shame?

A. Wild mad fanatics have proposed to make it unlawful to own more than forty acres of land. Wilder and madder fanatics have proposed to make earth, air and water free. If it were possible wilder and madder fanatics have proposed to put on an income tax of 50 per cent on incomes of £500 per annum and an income tax of 70 per cent on incomes of £1000 per annum. Of course none of these mad schemes, have been successful. Some think manhood suffrage would make everything right. There could not be a madder delusion because the great German philosopher, David Frederick Strauss, has said the government of every country on earth is a photograph of the views of the majority. If you murder a Maori chief the Maories will set up another chief. If you murder any functionary from a beadle to a shah the people will set up the very same. You see now it is the labouring class that makes, has made, and will make the laws. If we had good laws the human race would only have to work two days in the week, but you see the only mercy for the human race is to give the labouring class a compulsory high class education. No doubt it is nice to have different zones of sexual and social rank as it is nice to have the Norfolk Island pine different from the gum tree but still it is very hard to work six days in the week instead of two days. If you are in the position of the harrow it is nice, but if you are the toad under the harrow it is not nice.

If every labourer got the full reward of his labour the human race would have only to work two days in the week.

If we had a compulsory high class education that would include all the lower orders, that is to say, the labouring class, the policemen and their mothers, the chambermaids, the rogues, burglars, prostitutes, the unwashed, the lanes, slums, scrub, and offscourings, in fine the lower orders. Then, and not till then will every labourer get the full reward of his labour.

If we had good laws the Chinese cheap labour would be a blessing to every white person in the Colonies, but under our bad laws the Chinese competition in the labour market alters the balance between the labouring class and the non-labouring class to the great misery of the labouring class.

The labouring clubs should advertise this catechism in the newspapers all over the colony as the writer is poor and cannot afford to advertise.

MAP OF CANADA AND PART OF THE UNITED STATES Compiled from the Latest Authorities 1874.
SCALE Of MILES References. Railways; Projected Railways; Boundaries of Canada Boundaries of the Provinces; The Desharats with, Public Company Montreal.

Province of Manitoba and North-West Territory Dominion of Canada

Information For Emigrants

Published By the Department Of Agriculture Ottawa 1878.

Chapter I.

Introduction.

The Province of Manitoba contains about 9,000,000 acres. It is however, comparatively a speck on the map of the vast territory, belonging to the Dominion of Canada, out of which it has been formed. It is situate in the centre of the continent of North America, nearly equally distant between the pole and the equator and the Atlantic and Pacific Oceans. The soil is for the most part prairie, of great depth and richness, and covered with grass. Its climate gives the conditions of decided heat in summer and decided cold in winter. The snow goes away, and ploughing begins in April, which is about the same as in the older Provinces of Canada, or the Northern United States on the Atlantic seaboard, or the States of Minnesota or Wisconsin. Crops are harvested in August and September. The long, warm days of summer bring vegetation of all sorts to rapid maturity. Autumn begins about the 20th of September, and lasts till the end of November, when frost sets in. The winter proper comprises the months of December, January, February and March. Spring comes in April. The summer months are part of May, June, July, August and part of September. The days are warm, and the nights cool. In winter, the thermometer sinks to 30 and 40 degrees below zero. But this degree of cold in the dry atmosphere of the North-West does not produce any unpleasant sensations. The weather is not felt to be colder than that in the Province of Quebec, nor so cold as milder winters in climates where the frost, or even a less degree of cold than

frost, is accompanied with dampness. The testimony is universal on this point.

Snow does not fall on the prairies to an average greater depth than eighteen inches; and buffaloes and horses graze out of doors all winter.

The general fact seems to be that the climate of Manitoba is un-doubtedly very healthy; that the soil gives very large products; that the drawback is occasional visitation of grasshoppers, which is common to it and the State of Minnesota and others of the Northwestern States.

The whole of the North-West Territory of the Dominion comprises an area of about 2,750,000 square miles, and British Columbia, 220,000 square miles. Altogether, the Dominion of Canada comprises a territory about the size of the whole continent of Europe; and nearly half a million square miles larger than the United States, without Alaska.

Until the completion of the Canadian Railway system, the best way for emigrants to reach Manitoba, from the old Provinces of Canada, is via Lakes Huron and Superior, to Duluth; thence by the Northern Pacific Railway, to a connection on the Red River; and thence by direct steamboat communication to Winnipeg. There are regular lines of boats from Sarnia and Collingwood, which are reached respectively from Toronto by the Grand Trunk and Northern Railways. Favourable fares are afforded to emigrants, and the time between Toronto and Winnipeg is about seven days.

It may be stated that links of Railway are about being completed "which will give, during the summer of 1878, an all-rail connection with Winnipeg.

It may be further stated that the immense water system of the interior of the continent, west of Winnipeg, is being opened up by steamboat navigation to the base of the Rocky Mountains.

The emigrants who go to Manitoba for settlement should, for the present, be of (he agricultural class, and possessed of sufficient means to begin with. Sometimes high wages are given to labourers and artisans; but the labour market, in a new country, being necessarily restricted, persons going to seek for employment should have special information before they start.

Chapter II.

The Earl of Dufferin, Governor of Canada, on Manitoba and the North-West.

His Views of the Country.

In the summer of 1877 Lord Dufferin, in pursuance, as announced by him in public speeches, of a policy of personally visiting all the Provinces within his government, made a tour of Manitoba and part of Keewatin.

In answer to an address of the Mayor and Corporation of Winnipeg, on August 6th, His Excellency, referring to the prospects of that city, said:

"I beg to thank you most warmly for the kind and hearty welcome you have extended to me, on my arrival in your flourishing city, which you rightly designate the metropolis of the North-West, the living centre which is destined to animate with its vital energies, the rich alluvial region whose only limit appears to be an ever receding horizon.....I am not by any means unacquainted with. the record of your achievements; indeed, it is probable that there is no Province in the Dominion with whose situation I am better acquainted, so far as information in such respects can be obtained from books and Parliamentary papers; and it is to perfect, verify and extend that knowledge by personal intercourse with your leading citizens, and by an inspection of the richness of your territory, that, I have come amongst you..... I have no doubt that this city and Province generally, nay, the whole territory of the North-West, is now illuminated by the dawn of a great advancement.. Although it will not be my good fortune personally to preside much longer over your destinies, I need not assure you that your future will always command my warmest sympathies and continue to. attract my closest attention, and I trust that, though at a distance, I may live to see the fulfilment of many of your aspirations."

Lord Dufferin very warmly acknowledged the loyalty of the people.. In reference to the city of Winnipeg, it may be here remarked that when it entered the Dominion in 1870. it was simply a Hudson Bay trading station and hamlet, containing about 200 inhabitants It is in 1877 a city containing about 7,000 inhabitants, with many large and handsome buildings, churches, schools and colleges, and the seat of a very active business. The belief of its. people is that it will become the Chicago of the North-West; and it. is pointed out that the early history of Chicago, within the memory of men now living, cannot establish so rapid a growth as that of Winnipeg since it entered Confederation with Canada:

At Selkirk, on the Red River, below Winnipeg, Lord Dufferin. said:—

"Pleased and grateful as I am for the preparations you have made, what causes me the greatest pleasure of all is to feel that I am surrounded by a hardy, industrious, and manly community, animated by the desire to advance the renown of the British Empire, by establishing in this distant land the foundations of a settlement that in after years will become as rich and prosperous as any other on this side of the Atlantic. I can well understand that you should all look forward with the greatest interest to the completion of that great line of railway which is to connect the Atlantic with the-Pacific, and bind together in an indissoluble bond all the Provinces of the Dominion. I wish you to understand that I come here not only as an official of the British Government, but as the personal representative of your beloved Sovereign, who takes the deepest interest in your welfare, and who is always anxious to be informed as to the circumstances of the most distant of her subjects. It was only the other day that, in anticipation of my visit to this Province, Her Majesty was pleased to lay upon me her personal commands to render her a faithful and accurate account of my visit, and more especially to inform her as to the condition and well-being of her people in this Province."

On August, the 18th, the Vice-Royal Party visited the Rat River Mennonite Settlement, on the east side of Red River. These people came from Berdiansk, in South Russia, three years ago; and there are now about 7,000 of them in Manitoba, in a highly prosperous condition. They left a comfortable and flourishing district in Russia, because they were conscientiously opposed to military service, which was required of them by an Ukase of the Czar, and because they were required to conform to the school system of Russia, and have their children taught, under Russian auspices, the Russian language and incidentally the national creed. The Mennonites said in their address to Lord Dufferin:

"We are pleased to be able to state that we are satisfied in the highest degree with the country and the soil, and also the manner in which the government have kept their promises to us. Your Excellency has now the opportunity of seeing for yourself what we have accomplished during our short residence. You see our villages, our fields, and our bountiful harvest—witnesses in themselves that the -capabilities of the country have not been misrepresented to us. Under the guidance and protection of Divine Providence, we have every reason to look forward confidently to great future prosperity, our villages multiplied, and our herds increased. We are contented and willing to obey the laws of the land, but we cannot reconcile our religious belief with the performance of military duty."

Lord Dufferin made the following remarks in reply, which were translated to them sentence by sentence:

"You have come to a land where you will find the people with whom you are to associate engaged indeed in a great struggle, and contending with foes which it requires their best energies to encounter. But those foes are not your fellow-men, nor will you be called upon in the struggle to stain your hands with human blood—a task which is so abhorrent to your religious feelings. The war to which we invite you as recruits and comrades is a war waged against the brute forces of nature; but those forces will welcome our domination and reward our attack by placing their treasures at our disposal. It is a war of ambition—for we intend to annex territory after territory—but neither blazing villages nor devastated fields will mark our ruthless track; our battalions will march across the illimitable plains which stretch before us, as sunshine steals athwart the ocean; the rolling prairie will blossom in our wake, and corn and peace and plenty will spring where we have trod.

"The forms of worship you have brought with you, you will be able to practise in the most unrestricted manner, and we confidently trust that those blessings which have waited upon your virtuous exertions, in your Russian homes, will continue to attend you here; for we hear that you are a sober-minded and God-fearing community, and as such you are doubly welcome among us. It is with the greatest pleasure I have passed through your villages, and witnessed your comfortable homesteads, barns and byres, which have arisen like magic upon this fertile plain, for they prove indisputably that you are expert in agriculture, and already possess a high standard of domestic comfort. In the name, then, of Canada and her people, in the name of Queen Victoria and her empire, I again stretch out to you the hand of brotherhood and good fellowship, for you are as welcome to our affections as you are to our lands, our liberties and freedom. In the eye of our law the least among you is the equal of the highest magnate in our land, and the proudest of our citizens may well be content to hail you as his fellow-countrymen. You will find Canada a beneficent and loving mother, and under her fostering care, I trust your community is destined to flourish and extend in wealth and numbers through countless generations. In one word, beneath the flag whose folds now wave above us you will find protection, peace, civil and religious liberty, constitutional freedom and equal laws."

Lord Dufferin also visited the Icelandic settlement on the west shore of Lake Winnipeg. This colony had not been settled two years at the time of His Excellency's visit; and, in fact, the larger portion of the colonists had only arrived the previous autumn. They had suffered a very severe affliction from an epidemic of small-pox, and the ravages of scurvy. Both these diseases were aggravated by the insufficient preparations which the Icelanders had been able to make for the winter, and very rigorous Quarantine regulations had only been removed five or six weeks before the arrival of His Excellency. It may be remarked that the colony

contained at that time about 1500 souls, and extended from the N. Boundary of Manitoba for about thirty miles on the west shore of the Lake. The colony, however, in the face of these great discouragements was found to be in a fairly successful condition. 200 commodious houses had been erected, roads had been cut, and from two to ten acres cleared by each settler. There were 600 head of cattle in the colony, and the cows were in good condition and well taken care of. There had not been time to plant much grain, but that which was planted was successful. There were good crops of potatoes; and the soil, after clearing, was found to be rich black alluvium. The fish supply from the lake was abundant, and altogether the Icelandic colonists were in a satisfied and flourishing condition writing to their friends in Iceland to join them. Lord Dufferin, who appears to have taken particular interest in this colony, spoke with much warmth as follows:

"Men and Women of Iceland, now Citizens of Canada, and Fellow Subjects of Her Majesty the Queen:

"When it was my good fortune twenty years ago to visit your island, I never thought that the day would come when I should be called upon, as the representative of the British Crown, to receive you in this country; but the opportunities I have thus had of becoming acquainted with your dramatic history, with your picturesque literature, and the kindness I have experienced at the hands of your country-men, now enable me with the greater cordiality to bid you welcome. I have learnt with extreme sorrow of the terrible trials to which you have been exposed so soon after your arrival by the unexpected ravages of a terrible epidemic. Such a visitation was well calculated to damp your spirits and to benumb your energies, aggravating as it did those inevitable hardships which attend the first efforts of all colonists to establish themselves in a new land. The precautions which the Local Government was reluctantly compelled to take to prevent the spreading of the contagion through the Province must also have been both galling and disadvantageous, but I trust that the discouragements which attended your advent amongst us have now forever passed away, and that you are fairly embarked on a career of happiness and prosperity.

"Indeed, I understand that there is not one amongst you who is not perfectly content with his new lot, and fully satisfied that the change which has taken place in his destiny is for the better. During a hasty visit like the present, I cannot pretend to acquire more than a superficial insight into your condition, but so far as I have observed, things appear to be going sufficiently well with you. The homesteads I have visited seem well built and commodious, and are certainly far superior to any of the farmhouses I remember in Iceland, while the gardens and little clearings which have begun to surround them show that you have already tapped an inexhaustible store of wealth in the rich alluvial soil on which we stand. The three arts most necessary to a Canadian colonist are the felling of timber, the ploughing of land, and the construction of highways, but as in your own country none of you had ever seen a tree, a cornfield, or a road, it is not to be expected that you should immediately exhibit any expertness in these accomplishments, but practice and experience will soon make you the masters of all three, for you possess in a far greater degree than is probably imagined that which is the essence and foundation of all superiority—intelligence, education and intellectual activity. In fact I have not entered a single hut or cottage in the settlement which did not contain, no matter how bare its walls or scanty its furniture, a library of twenty or thirty volumes; and I am informed that there is scarcely a child amongst you who cannot read and write.

"Secluded as you have been for hundreds of years from all contact with the civilization of Europe, you may in many respects be a little rusty and behind the rest of the world; nor perhaps have the conditions under which you used to live at home—where months have to be spent in the enforced idleness of a sunless winter—accustomed you to those habits of continued and unflagging industry which you will find necessary to your new existence; but in our brighter, drier, and more exhilarating climate you will become animated with fresh vitality, and your continually expanding prosperity will encourage you year by year to still greater exertions. Beneath the genial influence of the fresh young world to which you have come, the dormant capacities of your race, which adverse climatic and geographical conditions may have somewhat stunted and benumbed, will bud and burgeon forth in all their pristine exuberance, as the germs which have been for centuries buried beneath the pyramids and catacombs of Egypt are said to excel in the exuberance and succulence of their growth the corn seeds of last year's harvest. But, as sun and air and light are necessary to produce this miracle, so it will be necessary for you to profit as much as possible by the example and by the intercourse of your more knowledgeable neighbours.

"I have learnt with great satisfaction that numbers of your young women have entered the households of various Canadian families, where they will not only acquire the English language, which it is most desirable you should all know, and which they will be able to teach their brothers and sisters, and—I trust I may add, in the course of time, their children—but will also learn those lessons of domestic economy and housewifely neat-handedness which are so necessary to the well-being, health and cheerfulness of our homes.

"I am also happy to be able to add that I have received the best accounts from a great number of people of the good conduct, handiness and docility of these young Ingeborgs, Ragnhildas, Thoras, and Gudruns, who, I trust, will do credit to the epical ancestresses from whom they have inherited their names. Many of the houses I

visited to-day bore evident signs, in their airiness, neatness and well-ordered appearance, of possessing a house-wife who had already profited from her contact with the outer world.

"And while I am upon this subject there is one practical hint which I shall venture to make to you. Every single house I visited to-day, many of them being mere temporary huts, with, at the most, two small chambers, was furnished with a large close iron cooking-stove, evidently used not merely for cooking purposes, but also for heating the habitation. I believe that this arrangement is anything but -desirable, and that, at all events, in those houses where a separate kitchen cannot be obtained an open fireplace should be introduced. I am quite certain that if I were to come amongst you in winter I should find these stoves in full operation, and every crevice in your shanties sealed up from the outer air.

"Now you are surrounded by an inexhaustible supply of the best possible fuel, which can be obtained with comparatively little labour, and consequently economy of coal, which is their chief recommendation, need not drive you to an excessive use of these unwholesome appliances. Our winter air, though sufficiently keen, is healthy and bracing, and a most potent incentive to physical exertion, whereas the mephitic vapours of an over-heated, closely-packed chamber paralyze our physical as well as our mental activities. A constitution nursed upon the oxygen of our bright winter atmosphere makes its owner feel as though he could toss about the pine trees in his glee, whereas to the sluggard simmering over his stove-pipe it is a horror and a nameless hardship to put his nose outside the door.

"I need not tell you that in a country like this the one virtue pre-eminently necessary to every man is self-reliance, energy, and a -determination to conquer an independent living for himself, his wife, and children, by the unassisted strength of his own right arm. Unless each member of the settlement is possessed and dominated by this feeling, there can be no salvation for any one.

"But why need I speak to Icelanders—to you men and women of the grand old Norse race, of the necessity of patience under hardship, courage in the face of danger, dogged determination in the presence of difficulties? The annals of your country are bright with the records of your forefathers' noble endurance. The sons and daughters of the men and women who crossed the Arctic Ocean in open boats, and preferred to make their homes amid the snows and cinders of a volcano rather than enjoy peace and plenty under the iron sway of a despot, may afford to smile at anyone who talks to them of hardship or rough living beneath the pleasant shade of these murmuring branches, and beside the laughing ripples of yonder shining lake.

"The change now taking place in your fortunes is the very converse and opposite of that which befell your forefathers. They fled from their pleasant homes and golden cornfields into a howling wilderness of storm and darkness, ice and lava, but you I am welcoming to the healthiest climate on the continent, and to a soil of unexampled fertility, which a little honest industry on your part will soon turn into a garden of plenty. Nor do we forget that no race has a better right to come amongst us than yourselves, for it is probably to the hardihood of the Icelandic navigators that the world is indebted for the discovery of this continent. Had not Columbus visited your island and discovered in your records a practical and absolute confirmation of his own brilliant speculations in regard to the existence of western land, it is possible he might never have had the enterprise to tempt the unknown Atlantic.

"Again, then, I welcome you to this country—a country in which you will find yourselves freemen, serving no overlord, and being no man's men but your own: each, master of his own farm, like the Udalmen and "Bonders" of old days; and remember that in coming amongst us you will find yourselves associated with a race both kind-hearted and cognate to your own; nor in becoming Englishmen and subjects of Queen Victoria need you forget your own time-honoured customs or the picturesque annals of your forefathers.

"On the contrary, I trust you will continue to cherish for all time the heart-stirring literature of your nation, and that from generation to generation your little ones will continue to learn in your ancient Sagas that industry, energy, fortitude, perseverance and stubborn endurance have ever been the characteristics of the noble Icelandic race.

"I have pledged my personal credit to my Canadian friends on the successful development of your settlement. My warmest and most affectionate sympathies attend you, and I have not the slightest misgiving but that, in spite of your enterprise being conducted under what of necessity are somewhat disadvantageous conditions, not only will your future prove bright and prosperous, but that it will be universally acknowledged that a more valuable accession to the intelligence, patriotism, loyalty, industry and strength of the country has never been introduced into the Dominion."

On the occasion of the vice-regal visit drawing to a close, the citizens of Winnipeg invited His Excellency the Earl of Dufferin to a public banquet at which he made a speech in review of his personal observations of the country and the facts he had gathered, in the following eloquent terms: —

"Mr. Mayor, your Honour, Ladies and Gentlemen:

"In rising to express my acknowledgments to the citizens of Winnipeg for thus crowning the friendly reception I have received throughout the length and breadth of Manitoba by so noble an entertainment, I am

painfully impressed by the consideration of the many respects in which my thanks are due to you and o so many other persons in the Province. (Applause.)

"From our first landing on your quays until the present moment my progress through the country has been one continual delight—(loud applause)—nor has the slightest hitch or incongruous incident marred the satisfaction of my visit. I have to thank you for the .hospitalities I have enjoyed at the hands of your individual citizens, as well as of a multitude of independent communities, for the tasteful and ingenious decorations which adorned my route, for the quarter of a mile of evenly-yoked oxen that drew our triumphal car—(applause) —for the universal proofs of your loyalty to the Throne and the Mother Country, and for your personal good-will towards Her Majesty's representative.

"Above all, I have to thank you for the evidences produced on either hand along our march of your prosperous condition, of your perfect contentment, of your confidence in your future fortunes, for I need not tell you that to anyone in my situation, smiling corn-fields, cosy homesteads, the joyful faces of prosperous men and women, and the laughter of healthy children, are the best of all triumphal decorations. (Great applause.)

"But there are others for which I ought to be obliged to you, and not the least for the beautiful weather you have taken the precaution to provide us with during some six weeks of perpetual camping out—(laughter)—for which attention I have received Lady Dufferin's especial orders to render you her personal thanks—an attention which the unusual phenomenon of a casual waterspout enabled us only the better to appreciate; and lastly though certainly not least, for not having generated amongst you that fearful entity 'A Pacific Railway Question'—at all events not in those dire and tragic proportions in which I have encountered it elsewhere. (Great laughter.) Of course I know a certain phase of the railway question is agitating even this community, but it has assumed the mild character of a domestic rather than of an inter-Provincial controversy.

"Two distinguished members, moreover, of my present Government have been lately amongst you, and have doubtless acquainted themselves with your views and wishes. It is not necessary, therefore, that I should mar the hilarious character of the present festival by any untimely allusions to so grave a matter. Well then, ladies and gentlemen, what am I to say and do to you in return for all the pleasure and satisfaction I have received at your hands?

"I fear there is very little that I can say, and scarcely anything that I can do, commensurate with my obligations. Stay—there is one thing at all events I think I have already done, for which I am entitled to claim your thanks.

"You are doubtless aware that a great political controversy has for some time raged between the two great parties of the State as to which of them is responsible for the visitation of that terror of two continents—the Colorado bug. (Great laughter.). The one side is disposed to assert that if their opponents had never acceded to power the Colorado bug would never have come to Canada. (Renewed laughter.)

"I have reason to believe, however, though I know not whether any substantial evidence has been adduced in support of their assertion—(laughter)—that my Government deny and repudiate having had any sort of concert or understanding with that irrepressible invader. (Roars of laughter.) It would be highly unconstitutional for me, who am bound to hold a perfectly impartial balance between the contending parties of the State, to pronounce an opinion upon this momentous question. (Renewed laughter.)

"But, however disputable a point may be the prime and original authorship of the Colorado bug, there is one fact no one will question, namely, that to the presence of the Governor-General in Manitoba is to be attributed the sudden, total, otherwise unaccountable, and I trust permanent disappearance, not only from this Province, but from the whole North-west, of the infamous and unmentionable "hopper" (loud laughter) whose annual visitations for the last seventeen years have proved so distressing to the agricultural interest of the entire region.

"But, apart from being the fortunate instrument of conferring this benefit upon you—(laughter)—I fear the only further return in my power is to assure you of my great sympathy with you in your endeavours to do justice to the material advantages with which your Province has been so richly endowed by the hands of Providence. From its geographical position, and its peculiar characteristics, Manitoba may be regarded as the keystone of that mighty arch of sister Provinces which spans the continent from the Atlantic to the Pacific. (Great applause.) It was here that Canada, emerging from her woods and forests, first gazed upon her rolling prairies and unexplored North-West, and learnt as by an unexpected revelation that her historical territories of the Canadas, her eastern seaboard of New Brunswick, Labrador and Nova Scotia, her Laurentian lakes and valleys, corn lands and pastures, though themselves more extensive than half a dozen European kingdoms (applause,) were but the vestibules and antechambers to that till then undreamt of Dominion, whose illimitable dimensions alike confound the arithmetic of the surveyor and the verification of the explorer. (Tremendous applause.)

"It was hence that, counting her past achievements as but the preface and prelude to her future exertions and expanding destinies, she took a fresh departure, received the afflatus of a more imperial inspiration, and felt

herself no longer a mere settler along the banks of a single river, but the owner of half a continent, and in the magnitude of her possession, in the wealth of her resources, in the sinews of her material might, the peer of any power on the earth. (Loud applause.)

"In a recent remarkably witty speech, the Marquis of Salisbury - alluded to the geographical misconceptions often engendered by the smallness of the maps upon which the figure of the world is depicted. To this cause is probably to be attributed the inadequate idea entertained by the best educated persons of the extent of Her Majesty's North American possessions. Perhaps the best way of correcting such a universal misapprehension would be by a summary of the rivers which flow through them, for we know that as a poor man cannot afford to live in a big house, so a small country cannot support a big river. Now, to an Englishman or a Frenchman the Severn or the Thames, the Seine or the Rhone, would appear considerable streams, but in the Ottawa, a mere affluent of the St. Lawrence, an affluent, moreover, which reaches the parent stream six hundred miles from its mouth, we have a river nearly five hundred and fifty miles long, and three or four times as big as any of them. (Applause.)

"But, even after having ascended the St. Lawrence itself to Lake Ontario, and pursued it across Lake Huron, the Niagara, the St. Clair, and lake Superior to Thunder Bay, a distance of one thousand five hundred miles, where are we? In the estimation of the person who has made the journey, at the end of all things—(great laughter)—but to us who know better, scarcely at the commencement of the great fluvial systems of the Dominion;—for, from that spot—that is to say, from Thunder Bay—we are able at once to ship our astonished traveller on to the Kaministiquias, a river of some hundred miles long. Thence almost in a straight line we launch him on to Lake Shebandowan and Rainy Lake and River—whose proper name by the by is "Rene," after the man who discovered it—a magnificent stream three hundred yards broad, and a couple of hundred miles long, down whose tranquil bosom he floats into the Lake of the Woods, where he finds himself on a sheet of water which, though diminutive as compared with the inland seas he has left behind him, will probably be found sufficiently extensive to render him fearfully sea-sick—(loud laughter) during his passage across it. For the last eighty miles of his voyage, however, he will be consoled by sailing through a succession of land-locked channels, the beauty of whose scenery, while it resembles, certainly excels, the far-famed Thousand Islands of the St. Lawrence. (Loud cheering.)

"From this lacustrine paradise of sylvan beauty we are able at once to transfer our friend to the Winnipeg, a river whose existence in the very heart and centre of the continent is in itself one of nature's most delightful miracles, so beautiful and varied are its rocky banks, its tufted islands, so broad, so deep, so fervid is the volume of its waters, the extent of their lake-like expansions, and the tremendous power of their rapids. (Tremendous applause.)

"At last let us suppose we have landed our traveller at the town of Winnipeg, the half-way house of the continent, the capital of the Prairie Province, and I trust the future "umbilicus" of the Dominion. (Great cheering.) Having had so much of water, having now reached the home of the buffalo, like the extenuated Falstaff, he naturally "babbles of green fields" (laughter and applause), and careers in imagination over the primeval grasses of the prairie. Not at all. Escorted by Mr. Mayor and the Town Council, we take him down to your quay, and ask him which he will ascend first, the Red River or the Assiniboine, two streams, the one five hundred miles long, the other four hundred and eighty, which so happily mingle their waters within your city limits. (Applause.)

"After having given him a preliminary canter upon these respective rivers, we take him off to Lake Winnipeg, an inland sea three hundred miles long and upwards of sixty broad, during the navigation of which for many a weary hour he will find himself out of sight of land, and probably a good deal more indisposed than ever he was on the Lake of Woods, or even the Atlantic. (Laughter.)

"At the North-West angle of Lake Winnipeg he hits upon the mouth of the Saskatchewan, the gateway and high road to the North-West, and the starting point to another one thousand five hundred miles of navigable water flowing nearly due east and west between its alluvial banks.

"Having now reached the foot of the Rocky Mountains our 'Ancient Mariner'—(laughter)—for by this time he will be quite entitled to such an appellation—knowing that water cannot run up hill feels certain his aquatic experiences are concluded. (Laughter and applause.) He was never more mistaken. (Laughter.) We immediately launch him upon the Athabaska and Mackenzie Rivers, and start him on a longer trip than he has yet undertaken—(laughter)—the navigation of the Mackenzie River alone exceeding two thousand five hundred miles. If he survives this last experience, we wind up his peregrinations by a concluding voyage of one thousand four hundred miles down the Fraser River; or, if he prefers it, the Thompson River to Victoria, in Vancouver, whence, having previously provided him with a first-class return ticket for that purpose he will probably prefer getting home *via* the Canadian Pacific (Roars of Laughter.)

"Now, in this enumeration, those who are acquainted with the country are aware that for the sake of brevity I have omitted thousands of miles of other lakes and rivers which water various regions of the North-West—the

Qu'Appelle River, Belly River, Lake Manitoba, the Winnipegosis, Shoal Lake, &c., &c., along which I might have dragged and finally exterminated our way-worn guest—(laughter)—but the sketch I have given is more than sufficient for my purpose; and when it is further remembered that the most of these streams flow for their entire length through alluvial plains of the richest description—(applause)—where year after year wheat can be raised without manure, or any sensible diminution in its yield—(hear, hear)—and where the soil everywhere presents the appearance of a highly-cultivated suburban kitchen garden in England, enough has been said to display the agricultural riches of the territories I have referred to—(great applause)—and the capabilities they possess of affording happy and prosperous homes to millions of the human race. (Long continued applause.)

"But in contemplating the vistas thus opened to our imagination, we must not forget that there ensues a corresponding expansion of our obligations. For instance, unless great care is taken, we shall find, as we move westwards, that the exigencies of civilization may clash injuriously with the prejudices and traditional habits of our Indian fellow-subjects. As long as Canada was in the woods, the Indian problem was comparatively easy; the progress of settlement was slow -enough to give ample time and opportunity for arriving at an amicable and mutually convenient arrangement with each tribe with whom we successively came into contact; but once out upon the plains, colonization will advance with far more rapid and ungovernable strides, and it cannot fail, eventually, to interfere with the by no means inexhaustible supply of buffalo, upon which so many of the Indian tribes are now dependent.

"Against this contingency it will be our most urgent and imperative duty to take timely precautions, by enabling the red-man, not by any undue pressure, or hasty or ill-considered interference, but by precept, example, and suasion, by gifts of cattle and other encouragements, to exchange the precarious life of a hunter for that of a pastoral, and eventually that of an agricultural people. (Applause.)

"Happily in no. part of Her Majesty's dominions are the relations existing between the white settlers and the original natives and masters of the land so well understood or so generously and humanely interpreted as in Canada, and as a consequence, instead of being a cause of anxiety and disturbance, the Indian tribes of the Dominion are regarded as a valuable adjunct to our strength and industry, (Hear, hear, and applause.)

"Wherever I have gone in the Province—and since I have been here, I have travelled nearly a thousand miles within your borders—I have found the Indians upon their several reserves, premitting a few petty grievances of a local character they thought themselves justified in preferring, contented and satisfied, upon the most friendly terms with their white neighbours, and implicitly confiding in the good faith and paternal solicitude of the Government. Applause.)

"In some districts I have learnt with pleasure that the Sioux, who some years since entered our territory under such sinister circum-stances—I do not, of course, refer to the recent visit of Sitting Bull and his people—who, however, I believe are remaining perfectly quiet—are not only peaceable and well behaved, but have turned into useful and hardworking labourers and harvest men; while in the more distant settlements, the less domesticated bands of natives, whether as hunters, voyageurs, guides, or purveyors of our furs and game, prove an appreciably advantageous element in the economical structure of the colony. (Applause.)

"There is no doubt that a great deal of the good feeling thus subsisting between the red men and ourselves is due to the influence and interposition of that invaluable class of men, the half-breed settlers and pioneers of Manitoba—(loud applause)—who, combining as they do the hardihood, the endurance, and love of enterprise generated by the strain of Indian blood within their veins, with the civilization, the instruction, and intellectual power derived from their fathers, have preached the Gospel of peace and good-will, and mutual respect, with equally beneficent results to the Indian chieftain in his lodge and to the British settler in his shanty. (Great applause.)

"They have been the ambassadors between the east and the west the interpreters of civilization and its exigencies to the dwellers on the prairie, as well as the exponents to the white men of the consideration justly duo to the susceptibilities, the sensitive self-respect, the prejudices, the innate craving for justice of the Indian race. (Loud applause.)

"In fact, they have done for the colony what otherwise would have been left unaccomplished, and have introduced between the white population and the red man a traditional feeling of amity and friendship which but for them it might have been impossible to establish. (Cheers.)

"Nor can I pass by the humane, kindly and considerate attention which has ever distinguished the Hudson Bay Company in its dealings with the native population. (Applause.) But though giving due credit to these fortunate influences amongst the causes which are conducing to produce and preserve this fortunate result, the place of honour must be adjudged to that honorable and generous policy which has been pursued by successive Governments towards the Indians of Canada, and which at this moment is being superintended and carried out with so much tact, discretion and ability by your present Lieutenant-Governor (applause) under which the extinction of the Indian title upon liberal terms has invariably been recognized as a necessary preliminary to the occupation of a single square yard of native territory. (Cheering.)

"But our Indian friends and neighbours are by no means the only alien communities in Manitoba which demand the solicitude of the Government and excite our sympathies and curiosity.

"In close proximity to Winnipeg two other communities—the Mennonites and Icelanders—starting from opposite ends of Europe without either concert or communication, have sought fresh homes within our territory; the one of Russian extraction, though German race, moved by a desire to escape from the obligations of a law which was repulsive to their conscience—the other, bred amid the snows and ashes of an Arctic volcano, by the hope of bettering their material condition. (Applause.)

"Although I have, witnessed many sights to cause me pleasure during my various progresses through the Dominion, seldom have I beheld any spectacle more pregnant with prophecy, more fraught with promise of a successful future, than the Mennonite settlement. (Applause) When I visited these interesting people they had only been two years in the province, and yet in a long ride I took across many miles of prairie, which but yesterday was absolutely bare, desolate and untenanted, the home of the wolf, the badger and the eagle, I passed village after village, homestead after homestead, furnished forth with all the conveniences and incidents of European comfort and a scientific agriculture, while on either side of the road, corn-fields already ripe for harvest and pastures populous with herds of cattle stretched away to the horizon. (Great applause.)

"Even on this continent—the peculiar theatre of rapid change and progress—there has nowhere, I imagine, taken place so marvellous a transformation (cheers); and yet, when in your name, and in the name of the Queen of England, I bade these people welcome to their new homes, it was not the improvement in their material fortunes that pre-occupied my thoughts. Glad as I was to have the power of allotting them so ample a portion of our teeming soil—a soil which seems to blossom at a touch—(cheering) and which they were cultivating to such manifest advantage, I felt infinitely prouder in being able to throw over them the aegis of the British Constitution—(loud cheers)—and in bidding them freely share with us our unrivalled political institutions, and our untrammelled personal liberty. (Great cheering.)

"We ourselves are so accustomed to breathe the atmosphere of freedom that it scarcely occurs to us to consider and appreciate our advantage in this respect. (Hear, hear.) It is only when we are reminded, by such incidents as that to which I refer, of the small extent of the world's surface over which the principles of Parliamentary Government can be said to work smoothly and harmoniously, that we are led to consider the exceptional happiness of our position. (Applause.)

"Nor was my visit to the Icelandic community less satisfactory than that to our Mennonite fellow-subjects. From accidental circumstances I have been long since led to take an interest in the history and literature of the Scandinavian race, and the kindness I once received at the hands of the Icelandic people in their own island naturally induced me to take a deep interest in the welfare of this new immigration. (Applause.)

"When we take into account the secluded position of the Icelandic nation for the last thousand years, the unfavourable conditions of their climatic and geographical situation, it would be unreasonable to expect that a colony from thence should exhibit the same aptitudes for agricultural enterprise and settlement as would be possessed by a people fresh from intimate contact with the higher civilization of Europe.

"In Iceland there are neither trees, nor cornfields, nor highways. You cannot, therefore, expect an Icelander to exhibit an inspired proficiency in felling timber, ploughing land, or making roads, yet unfortunately these are the three accomplishments most necessary to a colonist in Canada. But though starting at a disadvantage in these respects, you must not underrate the capacity of your new fellow-countrymen. They are endowed with a great deal of intellectual ability, and a quick intelligence. They are well educated. I scarcely entered a hovel at Gimli which did not possess a library-

"They are well-conducted, religious and peaceable. Above all they are docile and anxious to learn. (Applause.) Nor, considering the difficulty which prevails in this country in procuring women servants, will the accession of some hundreds of bright, good-humoured, though perhaps inexperienced, yet willing, Icelandic girls, anxious for employment, be found a disadvantage by the resident ladies of the country. Should the dispersion of these young people lead in course of time to the formation of more intimate and tenderer ties than those of mere neighbourhood between the Canadian population and the Icelandic colony, I am safe in predicting that it will not prove a matter of regret on the one side or the other. (Applause.)

"And, gentlemen, in reference to this point, I cannot help remarking with satisfaction on the extent to which a community of interests, the sense of being engaged in a common undertaking, the obvious degree in which the prosperity of any one man is a gain to his neighbours, has amalgamated the various sections of the population of this Province, originally so diverse in race, origin, and religion, into a patriotic, closely welded, and united whole. (Applause.)

"In no part of Canada have I found a better feeling prevailing between all classes and sections of the community. (Cheers.) It is in a great measure owing to this widespread sentiment of brotherhood that on a recent occasion great troubles have been averted, while at the present moment it is finding its crowning and most triumphant expression in the establishment of a University under conditions which have been found

impossible of application in any other Province of Canada—I may say in any other country in the world—(great cheering)—for nowhere else, either in Europe or on this continent, as far as I am aware, have the bishops and heads of the various religious communities into which the Christian world is unhappily divided, combined to erect an *Alma Mater* to which all the denominational colleges of the Province are to be affiliated, and whose statutes and degrees are to be regulated and dispensed under the joint auspices of a governing body in which all the Churches of the land will be represented. (Great applause.)

"An achievement of this kind speaks volumes in favour of the wisdom, liberality, and Christian charity of those devoted men by whom in this distant land the consciences of the population are led and enlightened, and long may they be spared to see the efforts of their exertions and magnanimous sacrifices in the good conduct and grateful devotion of their respective flocks. (Cheers.) Nor, I am happy to think, is this good fellowship upon which I have so much cause to congratulate you confined either within the limits of the Province or even within those of the Dominion.

"Nothing struck me more on my way through St. Paul, in the United States, than the sympathetic manner in which the inhabitants of that flourishing city alluded to the progress and prospects of Canada and the North-West—(loud applause)—and on arriving here I was equally struck by finding even a more exuberant counterpart of those friendly sentiments. (Great applause.)

"The reason is not far to seek. Quite independently of the genial intercourse promoted by neighbourhood and the intergrowth of commercial relations, a bond of sympathy between the two populations is created by the consciousness that they are both engaged in an enterprise of world-wide importance, that they are both organized corps in the ranks of humanity, and the wings of a great army marching in line on a level front; that they are both engaged in advancing the standards of civilization westwards, and that for many a year to come they will be associated in the task of converting the breadths of prairie that stretch between them and the setting sun into one vast paradise of international peace, of domestic happiness and material plenty. (Great cheering.)

"Between two communities thus occupied it is impossible but that amity and loving kindness should begotten. (Applause.)

"But perhaps it will be asked how can I, who am the natural and official guardian of Canada's virtue, mark with satisfaction such dangerously sentimental proclivities towards her seductive neighbour. I will reply by appealing to those experienced matrons and chaperones. I see around me. They will tell you that when a young lady expresses her frank admiration for a man, when she welcomes his approach with unconstrained pleasure, crosses the room to sit beside him, presses him to join her picnic, praises him to her friends, there is not the slightest fear of her affections having been surreptitiously entrapped by the gay deceiver. (Loud laughter.)

"On the contrary, it is when she can be scarcely brought to mention his name—(great laughter)—when she alludes to him with malice and disparagement, that real danger is to be apprehended. (Renewed laughter.)

"No! No! Canada both loves and admires the United States, but it is with the friendly, frank affection which a heart-whole stately maiden feels for some big, boisterous, hobbledehoy of a cousin, fresh from school, and elate with animal spirits and good nature. She knows he is stronger and more muscular than herself, has lots of pocket-money (laughter), can smoke cigars and "loaf round" in public places in an ostentatious manner forbidden to the decorum of her own situation. (Uproarious laughter.) She admires him for his bigness, strength and prosperity; she likes to hear of his punching the heads of other boys (laughter); she anticipates and will be proud of his future success in life, and both likes him and laughs at him for his affectionate, loyal, though somewhat patronising friend-ship for herself (great laughter); but of no nearer connection does she dream, nor does his bulky image for a moment disturb her virginal meditations. (Laughter.)

"In a world apart, secluded from all extraneous influences, nestling at the feet of her majestic mother, Canada dreams her dream, and forebodes her destiny—a dream of ever-broadening harvests, multiplying towns and villages, and expanding pastures; of constitutional self-government and a confederated Empire; of page after page of honourable history, added as her contribution to the annals of the Mother Country and to the glories of the British race; of a perpetuation for all time upon this continent of that temperate and well-balanced system of Government which combines in one mighty whole, as the eternal possession of all Englishmen, the brilliant history and traditions of the past with the freest and most untrammelled liberty of action in the future. (Tremendous cheering.)

"Ladies and gentlemen, I have now done. I have to thank you for the patience with which you have listened to me, and once again for the many kindnesses you have done Lady Dufferin and myself during my stay amongst you. Most heartily do I congratulate you upon all that you are doing, and upon the glorious prospect of prosperity which is opening out on every side of you. (Applause.) Though elsewhere in the Dominion stagnation of trade and commerce has checked for a year or two the general advance of Canada, here at least you have escaped the effects of such sinister incidents, for your welfare being based upon the most solid of all foundations, the cultivation of the soil, you are in a position to pursue the even tenor of your ways untroubled by those alternations of fortune which disturb the world of trade and manufacture. You have been blessed with

an abundant harvest, and soon, I trust, will a railway come to carry to those who need it the surplus of your produce—now, as my own eyes have witnessed, imprisoned in your storehouses for want of the means of transport. (Cheers.) May the expanding finances of the country soon place the Government in a position to gratify your just and natural expectations. (Great cheering.)"

Chapter III.

Honourable Mr. Sutherland's Evidence.

The North-West and Agricultural Settlement.
COMMITTEE ROOM, HOUSE OF COMMONS,

Monday, April 3rd, 1876.

Honourable JOHN SUTHERLAND, Senator, of Kildonan, Manitoba, appeared before the Committee, and, in answer to questions, said:

I have been in the North-West all my life. I was born within the corporation of Winnipeg. My age is fifty-three years. I am a practical farmer.

From my long experience there, and from what I have seen in other Provinces, I have come to the conclusion that the soil, climate and other natural advantages of Manitoba are conducive to successful farming, and that a poor man can more easily make a living there than in other parts of the Dominion.

The usual depth of alluvial deposit on the prairie is about two and a half feet, and on bottom lands from two and a half to twenty feet. The natural grasses are very nutritious, and cattle can be wintered without any coarse grain, neither is it customary to feed any grain except to milch cows or stall-fed animals.

The usual yield of prairie grass when cut into hay is an average of from three to four tons per acre. It usually grows about five or six feet high, and, although coarse, is very nutritious.

I consider the North-West as very well adapted for dairy purposes, as we have many miles of natural meadows throughout the country, and hay can be cut and cured for about 81 per ton. We have five or six varieties of grasses that are good and well adapted for stock feeding, while a few others are not so suitable.

We have occasional frosts; generally one frost about the first of June, but seldom severe enough to do any material injury to the growing crops, and showers are frequent during spring and summer. The average depth of snow throughout Manitoba is about 20 inches, and is quite light and loose.

I would consider it advantageous for a farmer to take improved stock, but not agricultural implements, as they can be procured there at a reasonable rate. They are partly procured from the United States and partly from Ontario. I think the grade cattle might be got in cheaper from Minnesota than from Ontario.

In many parts of the Province there are natural springs and creeks on the surface, and good water can be obtained by digging about twelve feet, while in other parts it may be necessary to dig some fifty or sixty feet. I recollect only two seasons which were very dry, but not so much so as to prevent having fair average crops, and in the absence of showers there is sufficient moisture in the earth to render the soil productive.

The frost penetrates in exposed places to the depth of from three to four feet, that is, where the earth is not covered at all with snow. Where it is covered with snow it is seldom frozen deeper than eighteen inches. Vegetation begins and progresses before the frost is all out of the ground, and we generally begin sowing when it is thawed to the depth of six inches, at which time the surface is perfectly dry. We believe this frost helps the growth of crops, owing to the heat of the sun by day causing a continual evaporation from the underlying strata of frost.

I consider the country healthy, and we have not been subject to any epidemic. We had fever in Winnipeg in 1875, but none in the country places, it was brought into Winnipeg, and it owed its continuance there, no doubt, to overcrowded houses and insufficient drainage. We never had small-pox in our Province. As a rule, I think the country is very healthy.

The average yield and prices of grain are as follows:—

- Wheat, about 30 bushels per acre, price 81.00.
- Oats, about 40 bushels per acre 30c. to 40c.
- Barley, about 35 bushels per acre 60c. to 70c.
- Peas, about 50 bushels per acre 60c. to 70c.

The soil and climate are well adapted for growing root crops. Our potatoes are pronounced the best in the world. Indian corn is not extensively cultivated, and I think the large kind could not be cultivated to advantage, but the smaller kind might, and I think could be profitably grown.

We have had a ready home market for the last fifteen years for all our surplus produce, consequently we have not exported any farm produce.

I think that extensive settlement will prevent the ravages of the grasshoppers, and we have good reason to believe that we will be exempt from them during the coming season, as there were no deposits of eggs in the Province in 1875, and in all probability we will be relieved from that plague for many years to come. To my own knowledge the Province was not affected by grasshoppers for forty years previous to 1867, since which date we have had them off and on about every two years, or each alternate year.

The fences are composed of posts of spruce and poplar, the latter of which, with the Dark removed, will last twenty years. Pine and basswood lumber are also used, the former being from \$20 to \$60 per thousand feet.

Poplar and oak are chiefly used, and are in sufficient quantity to supply the present demand, but I fear there is not enough to supply a very large population, in which case there might be a scarcity of hard wood, but plenty of poplar and tamarac, the former of which is reproduced very rapidly. Coal is not known to exist in the Province of Manitoba, but is said to be found about thirty miles west of the boundary of the Province.

It is customary to plough in the fall, but I have generally found it necessary to cultivate the soil in the spring before sowing, to prevent the growth of weeds.

I consider Manitoba adapted to sheep-raising, and from my experience I have found it profitable.

I have raised sixty bushels of spring wheat per acre, weighing sixty-six pounds per bushel, the land having been measured and the grain weighed carefully. I have also received reliable information to the effect that seventy (70) bushels of wheat have been produced from one bushel sown.

It is my opinion, in the event of a considerable immigration going into the Province of Manitoba, and also into the North-West Territories, that those immigrants will in the first instance be consumers, at all events for the first year after their arrival; and if, as I hope, the construction of the Canada Pacific Railway is carried on, I do not doubt that these circumstances combined will absorb our surplus produce until we shall have an outlet for exportation. I may also add that the fur trade has, for many years, consumed a large proportion of our surplus produce, and I expect it will continue to do so for years to come in the North-West Territories.

Chapter IV.

North-West Territory.

Professor Macoun's Evidence.

Observations in the North-West and Peace River District,

COMMITTEE ROOM, HOUSE OF COMMONS, Friday, March 24th, 1876.

Professor JOHN MACOUN, of Albert University, Belleville, appeared before the Committee and, in answer to questions, said :—

A continuous farming country extends from Point du Chien to the Assiniboine, at Fort Ellice. a distance of 230 miles, without a break. Beyond this there are twenty-five miles of dry, gravelly ground, of little account for anything except pasture. Then follows a very extensive tract of country stretching westward to the South Saskatchewan and extending indefinitely north and south. This wide region contains many fine sections of rich fertile country, interspersed with poplar groves, rolling, treeless prairie, salt lakes, saline and other marshes, and brackish or fresh water ponds. What is not suited for raising cereals is excellent pasture land. Only a few of the salt lakes would be injurious to cattle or horses; and fresh water can be obtained without doubt a little below the surface.

The soil of this whole region is a warm, gravelly or sandy loam. The surface soil, to a depth of from one to three feet, is a brown or black loam. The subsoil, being generally either sand or gravel, consisting principally of limestone pebbles; many boulders are found in some sections. The land between the two Saskatchewan is

nearly all good. Prince Albert Mission settlement is situated in this section. At Carleton I crossed the North Saskatchewan, and therefore know nothing personally of the immense region extending west and south thence to the Boundary. All accounts, however, agree in saying it is the garden of the country. Good land, generally speaking, extends northward to Green Bake, a distance of 170 miles from Carleton. How much further eastward this good land extends I am unable to state; but Sir John Richardson says that wheat is raised without difficulty at Cumberland House. The good arable land is about twenty-five miles wide at Edmonton, but possibly not so wide at Fort Pitt, more to the east, but further north. This region is bounded on the south by the North Saskatchewan, and on the north by the watershed between it and the Beaver and Athabasca Rivers. Within this area there are five settlements where wheat is raised regularly without difficulty, viz: the Star Mission, (Church of England,) sixty miles north of Carleton on the Green Lake Road; Lac La Biche Mission, (R. C.), 100 miles from Fort Edmonton; Victoria Mission, (Wesleyan,) eighty miles east of Edmonton, and St. Albert Mission, (R. C.), nine miles north of Edmonton, and at Edmonton itself. Edmonton seems to be the coldest point in the district in question, and suffers most from summer frosts.

Next is a very extensive district forming the watersheds between the Saskatchewan and Peace Rivers, and through which the Athabasca River flows for its whole course, and from which it receives its waters. This region is all forest, and consists of muskeg (swamp) spruce and poplar forest. Very little is known of this region, but the soil where I crossed it is generally good where not swampy. West of Edmonton, where the railway crosses the section, there is said to be much swamp, but between Fort Pitt and the Forks of the Athabasca there is scarcely any swamp, although it is nearly all forest.

Next comes the Peace River section, extending along the Rocky Mountains from a little north of Jasper's House to Fort Liard, Lat. sixty-one north; and from the former point to the west end of Little Slave Lake; thence to the Forks of the Athabasca, and down that River to Athabasca Lake, and from thence to Fort Liard. The upper part of this immense area is principally prairie, extending on both sides of the Peace River. As we proceed to the north and east, the prairie gradually changes into a continuous poplar forest with here and there a few spruces, indicating a wetter soil. The general character of this section is like that of Manitoba west from Portage La Prairie to Pine Creek.

Wheat was raised last year at the Forks of the Athabasca, at the French Mission, (Lake Athabasca,) at Fort Liard, and at Fort Vermillion in this section.

The following observations and extracts will speak for themselves. I was on Peace River during the whole month of October, 1872; part of my work was to note the temperature, which I did with care. The average reading of the thermometer, at eight o'clock p.m., for the ten days between the 10th and 19th October, was 42° in Lat. 56°, while at Belleville, Ontario, in Lat. 44°, it was only 46° at 1 p.m., being only 4° higher with a difference of 12° in Latitude. (For details see Pacific Railway Survey Report for 1874, page 96).

Captain Butler passed through the same region in the following April, and states that the whole hillside was covered with the blue anemone (*Anemone patens*) on the 22nd of April. See Wild North Land.

Daniel Williams (Nigger Dan,) furnished the following extracts from his notebook:

"1872.

"Ice began to run in river November 8th.

"River closed November 28th.

"First snow October 28th.

"1873

"April 23rd, ice moved out of river.

"Planted potatoes April 25th.

"First permanent snow November 2nd.

"River closed November 30th.

"1874.

"River broke up 19th April.

"First geese came 21st April.

"Sowed barley and oats April 22nd.

"River clear of upper ice May 3rd."—N. B. Upper ice from above the Rocky Mountain Canyon.

"Planted potatoes May 5th.

"Potatoes not injured by frost until 22nd September. Then snow fell which covered them, but soon went off. Dug over 100 bushels from one planting." This is possibly too large.—J. M.

"Ice commenced to run in river October 30th.

"River closed November 23rd.

"Snowed all night November 4th.

"1875.

"Ice broke up in river April 15th.

"Warm rains from north-west; blue flies and rain, February 18th.

"Ice cleared out in front of Fort, April 16th.

"Potatoes planted 8th, 9th and 10th May.

"Barley and oats sown May 7th.

"Snow all gone before the middle of April. This applies to both the river valley and the level country above." Difference in level 746 feet.

The potatoes were dug out in quantities, and were both large and dry. On the 2nd August, seventeen men got a week's supply at this time. These men were traders from down the river who depended on their guns for food. The barley and oats were both ripe about the 12th August. (Both on Exhibition at Philadelphia).

Extract from the Hudson Bay Company's Journal, Fort St. John, Peace River, for a series of ten years. Lat. 56° 12 North, Long. 120° west. Altitude above the sea, nearly 1,600 feet.

In a pamphlet published by Malcolm McLeod, Esq., in the year 1872, he shows that the summer temperature at Dunvegan, 120 miles farther down the river, is about half a degree less than that of Toronto, the one averaging 54° 14# and the other 54° 44#

At Battle River, over 100 miles further down, Indian corn has ripened three years in succession, and my observations tend to show that the summer temperature at this point is greater than it is higher up.

At Vermillion, Lat. 58°. 24#, I had a long conversation with old Mr. Shaw, who has had charge of this Fort for sixteen years; he says the frosts never injure anything on this part of the river, and every kind of garden stuff can be grown. Barley sown on the 8th May, cut 6th August, and the finest I ever saw. Many ears as long as my hand, and the whole crop thick and stout. In my opinion this is the finest tract of country on the river. The general level of the country is less than 100 feet above it.

At Little River I found everything in a very forward state. Cucumbers started in the open air were fully ripe; Windsor, pole beans and peas were likewise ripe, August 15th. Fort Chipweyan, at the entrance to the Lake Athabasca, has very poor soil in its vicinity, being largely composed of sand; still, here I obtained fine samples of wheat and barley—the former weighing 68 lbs. to the bushel, and the latter 58 lbs. The land here is very low and swampy, being but little elevated above the lake. At the French Mission, two miles above the Fort, oats, wheat and barley were all cut by the 26th August. Crop rather light on the ground.

Mr. Hardisty, Chief Factor in charge of Fort Simpson, in Lat. 61° N., informed me that barley always ripened there, and that wheat was sure four times out of five. Melons if started under glass ripen well. Frost seldom does them much damage.

Chief Trader Macdougall says, that Fort Liard, in Lat. 61° N., has the warmest summer temperature in the whole region, and all kinds of grain and garden stuff always come to maturity. He has been on the Yucon for twelve years, and says that most years barley ripens under the Arctic Circle in Long. 143° W.

The localities mentioned were not chosen for their good soil, but for the facilities which they afforded for carrying on the fur trade, or for mission purposes. Five-sixths of all the land in the Peace River section is just as good as the points cited, and will produce as good crops in the future. The reason so little is cultivated is owing to the fact that the inhabitants, whites and Indians, are flesh-eaters. Mr. Macfarlane, Chief Factor in charge of the Athabasca District, told me that just as much meat is eaten by the Indians when they receive flour and potatoes as without them.

At the Forks of the Athabasca, Mr. Moberly, the gentleman in charge, has a first-class garden, and wheat and barley of excellent quality. He has cut an immense quantity of hay, as the Hudson Bay Co. winter all the oxen and horses used on Methy Portage at this point. He told me that in a year or two the Company purposed supplying the whole interior from, this locality with *food*, as the deer were getting scarce and supplies rather precarious. This is the identical spot where Mr. Pond had a garden filled with European vegetables when Sir Alexander Mackenzie visited it in 1787.

The following extracts are from Sir Alexander Mackenzie's travels. He passed the winters of 1792 and 1793 near Smoky River, and writes as follows:—" November 7th. The river began to run with ice yesterday, which we call the last of navigation. On the 22nd the river was frozen across, and remained so until the last of April." Between the 16th November and the 2nd December, when he broke his thermometer, the range at 8.30 a.m. was from 27° above to 16° below zero; at noon the range was from 29° above to 4° below; and at 6 p.m. it was from 28° above to 7° below. "On the 5th January, in the morning, the weather was calm, clear and cold, the wind

blew from the south-west, and in the afternoon it was thawing. I had already observed at the Athabasca that this wind never failed to bring us clear, mild weather, whereas when it blew from the opposite quarter it produced snow. Here it is much more perceptible, for if it blows hard from the southwest for four hours a thaw is the consequence. To this cause may be attributed the scarcity of snow in this part of the world. At the end of January very little snow was on the ground, but about this time the cold became very severe, and remained so to the 16th March, when the weather became mild, and by the 5th April all the snow was gone. On the 20th the gnats and mosquitoes came, and Mr. Mackay brought me a bunch of flowers of a pink colour and a yellow button (*Anemone patens*,) encircled with six leaves of a light purple. On the other side of the river, which was still covered with ice, the plains were delightful—the trees were budding, and many plants in blossom. The change in the appearance of the face of Nature was as sudden as it was pleasing for a few days only were passed away since the ground was covered with snow. On the 25th the river was cleared of the ice."

I consider nearly all the Peace River section to be well suited for raising cereals of all kinds, and at least two-thirds of it fit for wheat. The soil of this section is as good as any part of Manitoba, and the climate if anything is milder.

The Thickwood country, drained by the Athabasca, has generally good soil, but it is wet and cold. At least one-half is good for raising barley and wheat, while much of the remainder would make first-class pasture and meadow lands.

I am not so well acquainted with the Saskatchewan section, but from what I know of it, it has generally good soil and a climate not unsuitable for wheat raising. Between Fort Pitt and Edmonton there is a tract which I consider subject to summer frosts, but it would produce immense crops of hay. This district is the only dangerous one in the Saskatchewan country.

Of the high country between the South Saskatchewan and Manitoba, and south to the boundary, I know but little. If it could be shown that summer frost did no injury in the region in question, I could say that from its soil and vegetation the greater part would reduce wheat. At all events barley and peas will be a sure crop.

I cannot speak decidedly of this large area, as from its exposed position and height from the sea, there is a danger of injury to the crops from frosts. The future will decide the point.

Q. Referring to the cultivable parts of the central or prairie regions between the Province of Manitoba and the Rocky Mountains can you state whether there are early or summer frosts, which would be likely to prove detrimental to the cultivation of wheat ?

A. In answering the last question, I stated that I could not be certain from my own observations, but I incline to the opinion that many large areas will be found altogether free from frosts, while others will be injured by them. While crossing the Plains with Mr. Fleming in August, 1872, the thermometer fell to 30° on the morning of the 14th, and ice was formed in some of the vessels, but I saw no injury done to vegetation. This was about ninety miles east of the South Saskatchewan. Captain Palliser records the thermometer frilling below freezing point on the 14th August, 1857. in the neighbourhood of Fort Ellice, but vegetation did not seem to suffer. It seems that the first frost to do any injury comes about the 20th of this month, and that it is just as likely to affect Manitoba as the country further west.

I have noticed the large claims, as respects the yield of wheat in the valley of the Red River, advanced, but doubt their accuracy. From what I could learn, I should think thirty-five bushels per acre as pretty near the average. Cultivation like that of Ontario would give a much greater yield, as there are more grains to the ear than in Ontario. The grain is heavier. Peas will always be a heavy crop in the North-West, as the soil is suitable, and a little frost does them no harm.

All my observations tended to show that the whole Peace River country was just as capable of successful settlement as Manitoba. The soil seems to be richer—the country contains more wood; there are no saline marshes or lakes; the water is *all* good—there are no summer frosts—spring is just as early and the winter sets in no sooner. The winter may be more severe; but there is no certainty of this.

I would not advise any attempt to settle this region until after the settlement has extended at least to Edmonton, as there is at least 150 miles of broken country between the two.

From my former answers it will be seen that about the 20th of April ploughing can commence on Peace River, and from data in my possession the same may be said of the Saskatchewan regions generally.

It is a curious fact that spring seems to advance from north-west to south-east, at a rate of about 250 miles per day, and that in the Fall winter begins in Manitoba first and goes westward at the same rate.

The following data selected from various sources will throw considerable light on the question of temperature. It is worthy of note that Halifax on the sea coast is nearly as cold in spring and summer as points more than twelve degrees further north.

Spring, summer and autumn temperature at various points, to which is added the mean temperature of July and August, *the two ripening months*.

Any unprejudiced person making a careful examination of the above figures will be struck with the high

temperatures obtained in the interior. Edmonton has a higher spring temperature than Montreal, and is eight degrees farther north and over 2,000 feet above the sea. The temperatures of Carleton and Edmonton are taken from Captain Palliser's explorations in the Saskatchewan country, during the years 1857 and 1858. It will be seen that the temperatures of the months when grain ripens is about equal throughout the whole Dominion from Montreal to Fort Simpson north of Great Slave Lake.

The country, in my opinion, is well suited for stock-raising throughout its whole extent. The winters are certainly cold, but the climate is dry, and the winter snows are light, both as to depth and weight. All kinds of animals have thicker coats in cold climates than in warm ones, so that the thicker coat counter-balances the greater cold. Dry snow never injures cattle in Ontario. No other kind ever falls in Manitoba or the North-West, so that there can be no trouble from this cause. Cattle winter just as well on the Athabasca and Peace Rivers as they do in Manitoba; and Mr. Grant, who has been living on Rat Creek, Manitoba, for a number of years, says that cattle give less trouble there than they do in Nova Scotia. Horses winter out without feed other than what they pick up, from Peace River to Manitoba. Sheep, cattle, and horses will require less attention and not require to be fed as long as we now feed them in Ontario. Owing to the light rain-fall the uncut grass is almost as good as hay when the winter sets in, which it does without the heavy rains of the east. This grass remains good all winter as the dry snows does not rot it. In the spring the snow leaves it almost as good as ever, so that cattle can eat it until the young grass appears. From five to six months is about the time cattle will require to be fed, and shelter will altogether depend on the farmer.

Q. Could, in your opinion, the arid portion of the Central Prairie region, and particularly that part supposed to be an extension of the "American Desert," be utilized for sheep grazing or any other agricultural purpose?

A. Laramie Plains, in Wyoming Territory, are spoken of by all American writers as eminently fitted for sheep and cattle farming, and our extension of the "Desert" has, from all accounts, a better climate—is at least 4,000 feet lower in altitude, and from the able Reports of Mr. George Dawson (1874,) and Captain Palliser (1858,) I am led to infer that our part of the "Desert," besides being first-class pasture land, contains many depressions well suited for raising all kinds of grain. Mr. Dawson specially remarks that its soil is generally good, but that the rain-fall is light. Speaking of the worst part, he says: "It scarcely supports a sod," but this tract is not fifty miles wide. This is the winter home of the buffalo, and hence cattle and sheep can live on it in the winter without difficulty. I have seen the Laramie Plains and the cattle upon them—I have examined the flora of both regions, and believe ours is warmer in winter and certainly not so dry in summer.

Mr. George Dawson speaking of this region says: "In July, of last summer (1873,) I saw a band of cattle in the vicinity of the Line south of Wood Mountain, which had strayed from one of the United States forts to the south. They were quite wild, and almost as difficult of approach as the buffalo; and notwithstanding the fact that they had come originally from Texas, and were unaccustomed to frost and snow, they had passed through the winter and were in capital condition." Comment is unnecessary.

Whatever desert region there is, lies between the Souris and the Milk River on the boundary, and the Qu'Appelle and South Saskatchewan on the north.

Q. Is there any other wood than poplar in the Peace River country?

A. Five-sixths of all the timber is poplar, and is invariably a sign of dry soil and good land. Balsam poplar is very abundant on the islands in all the north-western rivers, often attaining a diameter of from 6 to 10 feet, even as far north as Fort Simpson. White spruce grows to a very large size on all the watersheds and the slopes of the south bank of the Peace River, on islands in all the rivers, and very abundantly on the low lands at the west end of Lake Athabasca. I have often seen it over three feet in diameter, but the usual size is from one to two feet. Banksian pine was not observed on Peace River, but it occurs at Lake Athabasca, and is abundant as you approach the Saskatchewan from the north. Its presence indicates sandy soil unfit for cultivation.

White birch is not abundant along the Peace River, but is common on the Athabasca and Mackenzie Rivers. The Northern Indians make large quantities of syrup from its sap in spring.

These are the most important trees. There are no beech, maple, ash, oak, elm, white or red pine in the country.

Q. What fruits grow spontaneously in the Peace River country and Athabasca regions?

A. The berry of the *Amelanchier Canadensis* (Service Berry of Canadians, Poires of the French Half-breeds and Sas-ka-tum berries of the Indians) is collected in immense quantities on the Upper Peace River, and forms quite an article of food and trade. When I was at Dunvegan last summer the Indians and Half-breeds were camped out collecting the berries which were then in their prime (August 6th.) Bears are very fond of them, and resort to the sunny slopes of the Peace River at this time in great numbers to feed upon the berries. The Indian women press them into square cakes while fresh, and then dry them for future use, but those intended for the Hudson Bay Company's post are dried in the sun and mixed with dry meat and grease to form pemmican, or are fried in grease for a *dessert*.

Strawberries and raspberries are very abundant in most districts on Peace River, especially at Vermillion.

Another raspberry (*Rubus Arcticus*), of an amber colour, is very abundant at Lake Athabasca and up around Portage La Loche and the Valley of the English River. Its fruit is converted into jellies and jams, and gives a relish to many a poor meal.

High bush cranberries (*Viburnum pauciflorum* and *Opulus*) are very abundant in the wooded districts on both sides of the Athabasca, and Clear-water rivers and around Lake Athabasca.

Gooseberries and currants of many species are found, but are not much sought after. Blueberries, low bush cranberries, and the cowberry (*Vaccinium Vitis Jolæ*), are abundant in particular localities in the above district. Two species of cherries—the bird cherry and the choke cherry—complete the list.

The Peace River is navigable from the Rocky Mountains for at least 500 miles by river,—in none of this distance is it less than six feet deep. A canal of two miles would overcome the obstructions at this point. For two hundred and fifty miles below this there is no obstruction except a rapid, which I think is caused by boulders in the channel. Their removal would probably overcome the difficulty.

The Athabasca is navigable for one hundred and eighty miles above Lake Athabasca. Mr. Moberly, an officer in the Hudson Bay Company's service, sounded it all the way from Fort Mac-murray, at the Forks of the Clear-water and the Athabasca, to Lake Athabasca, and no spot with less than six feet at low water was found. Between Lake Athabasca and the Arctic Ocean only one break exists, but this is fourteen miles across by land; after that is overcome, 1,300 miles of first-class river navigation is met with, which takes us to the ocean.

The Hudson Bay Company purpose opening a cart road from Fort Pitt on the Saskatchewan to the Forks of the Athabasca, and contemplate having a steamboat on the Athabasca and the Peace and Slave Rivers. By this means ingress and egress will be obtained, and their goods will be more easily distributed to distant points. This road will be made and the steamer built in time for the trade of 1877.

The moose is still abundant on both sides of the Peace River, and the wood buffalo is still found between the Athabasca and the Peace River about lat. 57°. From five hundred to one thousand head is the estimate of the hunters. Black bears are very numerous on the upper part of Peace River, and furnish the chief food of the people in July and August. Cariboo are north and east of Lake Athabasca, and are the chief food of the Indians and Half-breeds of that region. Rabbits are in immense numbers wherever there is timber, and are easily taken. Waterfowl are beyond computation, during September, in the neighbourhood of Lake Athabasca, and large flocks of Canada geese are found on Peace River all summer. Lynx, beaver, martin and fox make up the chief fur-bearing animals.

Large deposits of coal have been observed, by Mr. Selwyn, on the Saskatchewan, between the Rocky Mountain House and Victoria, a distance of 211 miles. He speaks in one place of having seen seams. 20 feet thick, and in his report for 1873 and 1874, he gives a photograph, on page 41, of this seam.

Rev. Mr. Grant, in "Ocean to Ocean," speaks of a seam of coal on the Pembina River—a tributary of the Athabasca—ten feet thick, and from which they brought away specimens that were afterwards analysed by Professor Lawson, and found to contain less than 3 per cent, of ash.

While on my trip to Peace River, in company with Mr. Horetzky in the fall of 1872, I discovered coal in large quantities in the bank of one of the rivers which flow into Little Slave Lake. It was also seen in small quantities in a number of other localities in the vicinity of the Lake. It is also reported from the upper part of Smoky River, and I have seen it in small quantities on the upper part of Peace River and its tributaries on the right bank. I observed no indications of coal below Smoky River, but Sir John Richardson speaks of lignite being abundant on the Mackenzie.

Clay ironstone is associated with the coal wherever it has been observed, although possibly not in paying quantities. Coal, then, and ironstone may be said to extend almost all the way from the boundary to the Arctic Ocean. Gypsum of the very best quality, and as white as snow, was seen at Peace Point on Peace River, and for a distance of over 20 miles it extended on both sides of the river, averaging 12 feet in thickness. Sir John Richardson says in his "Journal of a Boat Voyage to the Arctic Ocean," Vol. I, page 149, that he found this same gypsum associated with the salt deposits on Salt River, about 70 miles N.N.E. from Peace Point, and he infers that the-country between is of the same character.

Sir John examined the salt deposits at Salt River and found that they were derived from the water of salt springs, of which he found a number flowing out of a hill and spreading their waters over a clay flat of some extent. The evaporation of the water leaves the salt incrusting the soil, and in some places forming mounds out of which the purest salt is shovelled.

For many miles along the Athabasca below the Forks there are outcrops of black shale from which liquid petroleum is constantly- oozing. At various points, at some distance from the immediate bank of the river, there are regular tar springs, from which the Hudson Bay Company get their supply for boat building and other purposes. The tar is always covered with water in these springs, and something like coal oil is seen floating on this water. Besides those mentioned other springs are known to exist on the Clear-water, a tributary of the Athabasca, and on Peace River, near Smoke River, and Little Red River on the same stream. Sulphur springs

are frequent on the Clear-water, and large metalliferous deposits are said to exist near Fond du Lac on the north shore of Lake Athabasca. Gold is found in small quantities on the upper Peace River, but it is of very little account. Immense quantities of first-class sandstone occur for over 300 miles along Peace River, and other minerals will be discovered when the country is better known.

Grasshoppers from their very nature cannot be yearly visitors, but are almost certain to be occasional ones. It seems to be a law that insect pests eventually *breed* their own destruction, This seems to have been *their* history in the past, and I believe will be the same in the future. A few reached the South Saskatchewan in 1875, but none have ever been seen on Peace River. Owing to the belt of timber which intervenes between it and the Saskatchewan, they can never injure that fine country, nor will they ever do much damage in the Saskatchewan country, as they are likely to move towards the east and north, which takes them away from it. I know of no mode of prevention except tree planting, which will be at best a slow process.

At six points in the Peace River country, I made a section by enumerating all the flowering plants in the vicinity. These points were Hudson's Hope, just east of the mountains; St. John's, 60 miles below; Dunvegan, 120 miles further down; then Vermillion, about 300 miles lower down, then Little Red River, 100 miles further down, and lastly at Lake Athabasca. As will be seen, the flora of the whole river is much like that of Central Ontario, and of the prairie region, It may be as well to remark that we can only deduce the temperature of the growing season from the vegetable productions. The following table gives the result of a botanical examination in a very condensed form :—

The only plants that show any signs of a boreal climate are those from Quebec. The two at Vermillion were Yellow Rattle (*Rinanthus Cristagalli*) and High Bush Cranberry (*Viburnum paucijiorum*). The most prominent feature in the whole region was a richness in the soil and rankness in the vegetation never seen in Ontario.

Where Peace River leaves the mountains, it is at least 800 feet below the level of the plain. At Fort Chipewyan, on Lake Athabasca, the country is on a level with the water.

Chapter V.

Practical Farming in the North-West.

MR. KENNETH MACKENZIE'S STATEMENTS.

The following questions and answers contain a report of the ! experience of Mr. Kenneth Mackenzie, a farmer, who emigrated: from the Province of Ontario and settled in Manitoba. Mr. Mackenzie wrote the answers in 1873, to questions sent to him to obtain the information he has given:—

Question.—How long have you been a resident of Manitoba?

Answer.—Four years.

Q. From what part of Ontario or the old country did you come?

A. Scotland, in 1842, then twenty years of age; lived in Puslinch, County of Wellington, twenty years.

Q. How many acres of land have you under cultivation at the present time?

A. One hundred and forty under crop, and about sixty more broken this summer. We plough the first breaking two inches deep, and the next spring or fall plough it a second time, and turn, up two inches more.

Q. Is it broken from bush or prairie land?

A. Prairie.

Q. What is the quality of the soil, and of what does it consist?

A. Around Fort Garry to Poplar Point rather clayey with rich alluvial soil above; from Poplar Point west, clay loam with fine alluvial soil above, but in several places sand loam. There are to the south-west of here places too sandy for good farming land.

Q. Do you consider it good agricultural productive soil?

A. I never saw better, except that which is too sandy. There are settlers north-west from here for fully thirty miles, and although newly settled, they have good, fair crops, and no grasshoppers.

Q. Is prairie hard to break?

A. When the summer is wet or moist I would sooner break it than old spear grass sod, as we do not require to break so deep.

Q. What month do you consider best to break it in?

A. June and July, but earlier will do if you have time, as later does not answer so well.

Q. What kind of a plough do you use for breaking?

A. American, made by John Deen Moline, but other Americans make good breaking ploughs—light with

gauge wheel in front, and revolving coultermould boards and coulter and shear, all steel. No use for any other material here in ploughs but steel. The soil rich and very adhesive, and even to steel it will stick a little in wet weather, more so after it is broken and cultivated.

Q. What kind, and whose make, of a plough do you consider best adapted both for breaking and after ploughing?

A. The American ploughs answer for both at present. I have a Canadian plough which does very well, but I think a good light Canadian, all steel, or even glass mould-board, would be better after the land begins to be old or long broken. We cannot go deep enough with the American ploughs when land is getting old and needy.

Q. How many horses or oxen do you use with each plough when breaking the prairie?

A. On a twelve inch breaker, we use one pair horses, or one yoke oxen. When sixteen-inch, we use three horses or two yoke oxen. I prefer twelve-inch ploughs to larger ones.

Q. How many acres will a good team break in a day?

A. About one acre is a fair day's work, *i. e.*, day after day. Some, of course will do more; The large plough and more team will break one and a-half acres.

Q. How many ploughings do you give the land before cropping, and at what time?

A. Two ploughings for first crop answers best, *i. e.*, one light or two inch in summer, and then two inches more, stirred up, next spring; we plough both times same way, and not cross the first breaking. I have raised potatoes and turnips last year on first breaking; had a fair crop, but would not like to depend on it if the season was dry.

Q. What crops do you grow most extensively?

A. This year, spring wheat, ninety acres; barley, thirty acres; oats, 1 acre; peas, eight acres; rye, one acre; flax, ½ acre; potatoes, six acres; the rest, roots of various kinds, and clover and timothy.

Q. What kinds of fall wheat do you grow? A. I have tried fall wheat, but do not consider it a profitable crop to raise here at present.

Q. How many bushels do you sow per acre? A. About two bushels per acre.

Q. What is the average yield per acre, one year with the other? A. Fully thirty bushels; I have had over forty.

Q. Does Indian corn grow well, and yield a good crop? A. It does not mature very well. They have a small kind that ripens, but I do not like it.

Q. What kind of barley do you grow?

A. Common four rowed, but think any variety will do well.

Q. How many bushels do you sow per acre?

A. About two bushels.

Q. What is the average yield per acre?

A. About thirty-five bushels, but I have seen over fifty per acre.

Q. What kind of peas do you grow?

A. Russian blue and small white peas.

Q. How many bushels do you sow per acre?

A. A little over two.

Q. What is the average yield?

A. I think this year about twenty or twenty-five per acre; my land being new till this year, they did not do so well.

Q. What kind of oats do you grow?

A. Black oats.

Q. How many bushels do you sow per acre?

A. Two bushels.

Q. What is the average yield of bushels ?

A. I have but little, but I see fields from here to Poplar Point I think will yield from forty-five to sixty per acre.

Q. Do timothy and clover grow successfully? A. I have had both do well; but timothy seems to do best.

Q. Do rye and flax grow successfully? A. Rye is a fair crop, and flax I never saw better.

Q. How are the soil and climate suited to growing root crops? A. All kinds of roots and vegetables that I have raised each year have done very well.

Q. Are these crops troubled with flies and insects as in Ontario?

A. I have heard some complain of grubs, but have not suffered any by them on my crops, and I have sown turnips in May and they did well, and all through June, and no flies to hurt.

Q. Has your settlement been troubled by the grasshoppers?

A. Not since I have been here. I am eight miles west of Portage la Prairie, and no settler was before me

west of the Portage. Poplar Point is about twenty-five miles east of here, or seventeen from Portugal.

Q. How many times have the crops been destroyed or injured by them; at what season do their ravages generally commence; and how long do they generally continue?

A. In 1868 they destroyed all from Portage at that time to Fort Garry, and all settled. This year they destroyed all down on Red River or around Fort Garry, and partially up the Assiniboine River, up to Poplar Point, but no farther. There are several fair crops in Headingley and White Horse Plains, i.e., half way between Poplar Point and Fort Garry.

Q. Do you think that this plague will continue when the country is better settled and more land cultivated?

A. I cannot positively say, but think their ravages are partial. Some may suffer, while others escape. They only made three clear sweeps, I am told, since 1812, when the country was first settled, and then all the portion that was settled was a small spot round Fort Garry. Rev. Mr. Nesbitt had a good crop in Prince Albert Mission, Saskatchewan, in 1868.

Q. Are there any crops that they do not destroy ?

A. They are not so bad on peas as on other crops.

Q. Are the grasshoppers the only plague that you have been subjected to since settling in the Province?

A. I have not suffered any as yet from grasshoppers. Black birds were very bad at first, especially on oats, and that is the reason I had no more sown this year. I have not seen one-fifth so many this year as before. I intend, if spared, to sow more oats in future.

Q. How do the seasons correspond with ours in Ontario?

A. Fall and spring are drier. About the middle of April, spring commences generally; but I sowed wheat this year on the 3rd of April, and ploughed in 1870 on the 5th of April.

Q. Is the snow melted by the sun, wind or rain?

A. Nearly all goes with the sun.

Q. Have you much rain during the spring?

A. Very little till May, June and July.

Q. What time does the frost leave the ground ?

A. About the 20th of April; in places it may be longer.

Q. Have you much frost after growth commences?

A. I have seen a little in May, but I have not had any of my crops injured by frost since I came to Manitoba.

Q. How soon may ploughing and sowing be done?

A. You may sow as soon as the ground is black or snow off. The frost was not three inches out when I sowed my first wheat; I have it stacked now and a good crop.

Q. Is the summer different from ours in Ontario?

A. Generally rather drier and vegetation more rapid.

Q. Have you showers during May, June and July, and have you heavy dews at night?

A. yes.

Q. Is growth as rapid as in Ontario?

A. I think more so.

Q. Have you any summer frosts?

A. None whatever since I have been here to injure crops.

Q. When do you generally cut your hay?

A. From 15th July to 15th September.

Q. Does wheat, barley, and oat harvest commence later or earlier than in Ontario?

A. Later; generally about first week in August.

Q. Is the fall early, wet or dry?

A. Early; generally dry.

Q. What date do frosts generally commence?

A. First of the season, about 8th or 10th September, but fine weather after.

Q. When does the winter commence; how soon is the ground frozen, and when does snow fall?

A. Generally frozen about 10th or 12th November; snow about 1st December. Some seasons are earlier; others later.

Q. Have you deep snow early in or during the winter ?

A. First three winters snow would average from 16 to 20 inches; last winter 10 inches. The frost is generally a steady freeze.

Q. Have you many severe drifting snow storms?

A. Not any more than in Ontario generally; last season none, but that is an exception.

Q. Have you wood convenient, and what kind?

A. From two to three miles; greater part poplar, but some oak and white ash, and small ash leaf maple.

Q. How do you fence your fields: with rails, wire, or sods?

A. With rails.

Q. How deep do you have to dig to get water in yours, as well as your neighbouring settlements? Is it good ?

A. Generally they' get water from nine to eighteen feet, but in this locality it is not so easily got. We expect to have a test well this fall. Water, in some instances, tastes a little salty. We use creek water.

Q. Have you a hay meadow convenient?

A. About two miles off I have a large one of my own.

Q. What grass grown in Ontario does prairie grass, cut for hay, most resemble?

A. Beaver meadow hay; only ours here, I think better, and more variety.

Q. Does it make good hay, and do cattle and horses feed well on it?

A. It makes good hay for cattle, and they feed well on it, but I do not think it near so good for horses as timothy hay.

Q. What is the average yield in tons to the acre?

A. From one ton to two and a half tons; different seasons and different grasses vary a good deal.

Q. To what height does grass on the open prairie generally grow?

A. On hard, dry prairies not over ten inches, but on hay meadows I have seen four feet.

Q. Is it as pasture equal to our timothy and clover in Ontario?

A. No, it is much thinner, and does not start so readily as clover, when eaten or cropped.

Q. Do the grasshoppers at any time destroy this grass: or can it at all times be relied upon as pasture?

A. They do a little cropping when very bad, but not, to my knowledge, to destroy it for hay or feed.

Q. How often do the settlers fire the prairie, and are your crops over endangered by such fires?

A. There is a law against setting out prairie fires. I have not suffered any by them. I plough a few furrows around my fields and fences.

Q. Is it necessary to burn the grass on the prairie every fall in order to have a good growth the following year?

A. Not at all.

Q. Have you tried any fruit trees, if so, how have they done?

A. I have a few apple trees from seed, not well attended to, three years old. I do not think it very good for apples or pears, unless we have a very hardy kind; Siberian will do wild. Plums are very good, and likewise wild grapes, though small, grow finely on the banks of our streams, and better hops I never saw than .grow here wild. We use them for our bread rising. Currants, raspberries and strawberries grow wild quite abundantly. I think the growth of apple trees too rapid, and wood does not ripen, the soil being rather rich, and not much shelter in general.

Q. What kind of lumber is most plentiful, and what is the average price for good lumber?

A. Poplar lumber, heretofore, and from twenty-five dollars to thirty dollars per thousand; now good fair pine is to be had at Fort Garry, dressed, for same price, and soon we will have a mill to cut up white wood pine, or rather spruce pine.

Q. Would you advise persons coming from Ontario, to settle as farmers, to bring stock, such as working horses, oxen, cows, sheep, pigs, etc., or would you advise them to bring with them any machinery, such as reapers and mowers, waggons, ploughs, fanning mills, etc., or can they be bought as cheap in Manitoba as they are brought when we count the heavy freights and risk in doing so?

A. I would not advise to bring many horses. At first they do not thrive so well; besides grain is expensive till raised. Oxen I prefer at first. They do more work on rough feed, and are far less risky. I think nearly twenty per cent, of the horses die, or are useless the first two years after being here. If a farmer wants a driving mare or to breed, all well, but by far too many horses are brought in, till we have more timothy hay and oats raised. Oxen and cows thrive well, and none can go wrong to bring them in. They can be got here. Freight by United States route is very high. On immigrants' goods it costs in general about five dollars and a half per cwt; that is, counting bonding, etc.

Q. What is the price of a good span of horses in Manitoba?

A. I thing about fifteen to twenty per cent, higher than same quality in Ontario, no regular price; same for oxen, etc.

Q. What is the price of a good yoke of oxen ?

A. I have sold them from 8125, \$130, \$35, \$40, \$50, \$65, \$70, \$85, to \$200 and \$210, the latter were prime, *i. e.*, here or in Ontario.

Q. What is the price of a good cow?

A. I have sold them from \$30 to \$60.

Q. What is the price of good sheep?

A. I have none; they would do well if people had pasture fenced; I think they would sell pretty high, but wool, as yet, has been cheap.

Q. What is the price of good pigs?

A. Probably about twenty per cent, over same quality in Ontario. There are some very good pigs here.

Q. What is the price of a combined reaper and mower?

A. From \$200 to \$240.

Q. What is the price of a good plough, also fanning mill?

A. Wooden ploughs, Canadian, do. American, about \$40. Fanning mills from \$45 to \$50, both far too high for all the work on them.

Q. Would it not be a good speculation to bring out some thoroughbred stock, such as cattle, sheep, and pigs?

A. I think so. My thoroughbred cattle thrive well here both summer and winter.

Q. How do you think the country is situated for dairy, cheese, and butter making?

A. Very well, just the thing required.

Q. Have you always a ready market for your produce?

A. Can sell nearly all I raise at the door.

Q. What is the average?

A. Wheat, I sold last season about 1,000 bushels for 81.50; two seasons before it was about \$1.25; barley, from 75 cents to \$1.12; oats, from 75 cents to \$1; peas, from \$1 to \$1.25; potatoes, from 62½ cents to 87½ cents; butter, from 25 cents to 37½ cents per lb; eggs, from 20 cents to 25 cents per dozen; cheese, from 25 cents to 30 cents per lb.

Q. What season of the year would you advise settlers (with or without families, who intend to settle as farmers) to come in?

A. In spring, if possible; but any season will do. I would advise immigrants with families to rent the first year or "share," and take a little time to select their location, and then to work and put in a crop, on the place they rent; generally plenty of farms can be got to rent or share. My reason for not raising more oats is, that the blackbirds heretofore were very troublesome, and seemed worse on the oats, but there is not now the one-fifth quantity of them that there used to be, and I hear they are generally worst at first. I intend to sow fully 20 acres next year (I would sow more if it were ready) with carrots, turnips and mangel-wurzel. These crops grow well, but the want of root houses is a disadvantage at present.

All the land around here, say from 30 miles west, *i. e.*, third crossing of White Mud or Palestine River, to say 25 miles east, or Poplar Point, is rapidly filling up, especially this summer, but plenty is to be had all the way westward to the Rocky Mountains. I think few countries in the world are superior to ours for agricultural purposes, and, although the winter is hard and long, cattle, if provided for, thrive well. I wintered 91 head last winter, and lost none, all turning out well in the spring. Most of them had only rough open sheds for shelter, and ran loose. We have none of the wet sleet in spring and fall that hurt cattle elsewhere. We are now stacking our grain, and I think my average will be fully 36 bushels per acre all round; last year I had 32 bushels per acre. I raised about 300 bushels of onions last year. I expect fully as good a crop this year.

I again say, bring fewer horses into the country, but as much other stock and implements as possible. First-class marsh harvesters, or machines which will employ two men binding and of the most improved make, are wanted. I have two combined ones, made by Sanger & Co., Hamilton, which answer well, but those that will cut wider and quicker are required. There are no hills, stumps, or stones to trouble us, and I have not a single rood lodged this year, although my crops are very heavy. Straw is generally stiff here, and not apt to lodge. This year we have excellent crops of potatoes, and a neighbour of mine, Mr. Hugh Grant, yesterday, dug an early rose potato, weighing over two pounds, and not then full grown. I think grain drills or broadcast sowers would be an improvement, as it is generally windy here in Spring. They should be wider than those used in Ontario, say from eleven to twelve feet. I never saw better buckwheat in Ontario than the few patches grown here. I think by ploughing round our farms, and planting lines of trees, we could have shelter, and live posts to which wire fences could be attached with small staples. Timber grows fast here. If we had yellow or golden willow, which grows rapidly from cuttings, it would do well. Poles, that I planted, of black poplar or balm of gilead are shooting out, and we could plant hardier and better trees amongst them, which, though slower of growth, would replace them. In several localities the Indians make maple sugar from small trees.

I have not seen grain or other crops in either Minnesota or Dakotah to equal ours in Manitoba. I have been in those States in all seasons of the year, and have friends farming in Minnesota, who are desirous, if they can sell out, of coming here. I have seen people, newly arrived from the old country, grumble for a time, and afterwards you could not induce them to go back. Some that did go back soon returned. I have heard of some faint-hearted Canadians who, frightened with tales of grasshoppers and other drawbacks, returned without even examining the country, but I think, we are well rid of such a class. We have a largo increase this year,

principally from Canada, and I think they are likely to prove good settlers. I think, however, immigrants from the old country will be better off, as the population there is denser with less chances, whilst Ontario for those who are already settled there, offers as good a chance, as here, without moving. The grasshoppers that came here are driven by the wind from the deserts south of us. Our storms are not so bad as those in Minnesota, as the reports of the last few winters show.

Chapter VI.

Mr. Shantz on Manitoba.

In respect to work it should be borne in mind that while wages are high, the country is new, and the labour market therefore limited. Mechanics especially should take special information before they start. The Pacific Railway works will, of course, call for a good many men; and the progress of agricultural settlement will pave the way for many kinds of artisans.

Best Time to Go, and What Capital to Commence With.

Mr. Jacob Y. Shantz, of Berlin, Ontario, who wrote in 1873, at the request of the Minister of Agriculture, a narrative of his visit with a Mennonite deputation, gives the following opinion as to the best time for the settler to go to Manitoba, and the amount of capital on which he may begin.

The Best Time For The Settler to Go.

The settler should, if possible, be on his land by the 1st of June, when he would be in time to plant a patch of potatoes which will grow in an ordinary season when ploughed under the prairie sod. The ploughing for the next spring's crop should be done in June or July, when the sap is in the roots of the grass; being turned over at this season of the year it will dry up and the sod will rot, so that the ground will be in proper order for receiving and growing crops in the following spring.

What Capital is Necessary with Which to Commence.

This is a question frequently asked—the answer depends entirely upon surrounding circumstances. A young man without family, willing to work and save, would secure himself a home in a few years, provided he had only ten dollars to pay the fees for a free grant homestead claim. Work is to be had at high wages, and he could work for other parties part of the time, and then hire help again in turn to assist in putting up a small homestead house. After that he could plough and fence in a few acres for a crop in the following spring. The next year he could earn enough to buy a yoke of oxen and other cattle, and thus, in a short time, he might become, comparatively, an independent farmer. A settler with a family ought to have provisions for one year (or the wherewithal to procure them).

Such a one, desiring to start comfortably, should have the following articles, or the means to purchase them, viz:

A person having \$800 or \$1,000 can, if he wishes to carry on farming on a large scale, purchase another quarter section in addition to his free grant, when we will have a farm of three hundred and twenty acres of land for cultivation, and in addition can cut all the hay he wants in the marshes, if he thinks it desirable.

In conclusion, I would remark that a poor man can adopt the mode of farming on a small scale for the commencement, as practised by the half-breeds. They have carts made of two wheels and a straight axle, with two poles fastened on the axle to form shafts, and a rack or box thereon. To a cart so made is hitched one ox. The cart costs about ten dollars, and the ox and harness \$50 to \$60. With such a vehicle a man can do all the teaming that is required on a small farm—and after the first ploughing *one ox* can plough all that is required.

I strongly recommend Manitoba as a home for German emigrants, and as they can obtain large grants of land *en bloc*, they can form a settlement or settlements of their own, where they can preserve their language and customs, as in the Western States of America.

Chapter VII.

Dominion Lands Act.

The following is a summary of the Dominion Lands Act :

An Act was passed in 1874 (35 Vic. cap. 23, 37 Vic. cap. 19) amending and consolidating the laws and Orders in Council respecting the public lands of the Dominion, and was further amended by the Act 39 Vic. cap. 19.

The administration and management is effected through a Branch of the Department of the Minister of the Interior, known as "*the Dominion Lands Office.*"

The surveys divide the land into quadrilateral townships containing thirty-six sections of one mile square in each, together with road allowances of one chain and fifty links in width, between all townships and sections.

Each section of 640 acres is divided into half sections of 320 acres, quarter sections of 160 acres, and half quarter sections of eighty acres. All townships and lots are rectangular. To facilitate the descriptions for letters patent of less than a half quarter section, the quarter sections composing every section in accordance with the boundaries of the same, as planted or placed in the original survey, shall be supposed to be divided into quarter sections, or forty acres. The area of any legal subdivision in letters patent shall be held to be more or less, and shall, in each case, be represented by the exact quantity as given to such subdivision in the original survey; provided that nothing in the Act shall be construed to prevent the lands upon the Red and Assiniboine Rivers, surrendered by the Indians to the late Earl of Selkirk, from being laid out in such manner as may be necessary in order to carry out the clause of the Act to prevent fractional sections or lands bordering on any rivers, lake, or other water course or public road from being divided; or such lands from being laid out in lots of any certain frontage and depth, in such manner as may appear desirable; or to prevent the subdivision of sections or other legal subdivisions into wood lots; or from describing the said lands upon the Red and Assiniboine Rivers, or such subdivisions of wood lots, for patent, by numbers according to plan of record, or by metes and bounds, or by both, as may seem expedient.

Price of Dominion Lands.

Unappropriated Dominion lands may at present be purchased at the rate of 31 per acre; but no purchase of more than a section, or 640 acres, shall be made by the same person. Payments of purchases may be made in cash, excepting in the case of Railway land, or in scrip, at the option of the purchaser. The Minister of the Interior may, however, from time to time, reserve tracts of land, as he may deem expedient, for town or village plots, such lots to be sold either by private sale, and for such price as he may see fit, or at public auction. The Governor in Council may set apart lands for other public purposes, such as sites of market places, jails, court houses, places of public worship, burying grounds, schools, benevolent institutions, squares and for other like public purposes.

Free Grants Or Homestead Rights.

Free grants of quarter sections, 160 acres, are made to any male or female who is the head of a family, or to any male not the head of a family, who has attained the age of eighteen years, on condition of three years settlement, from the time of entering upon possession. A person entering for a homestead may also enter the adjoining quarter section if vacant as a pre-emption right and enter into immediate possession thereof, and on fulfilling the condition of his homestead, may obtain a patent for his pre-emption right on payment for the same at the rate of one dollar per acre. When two or more persons have settled on, and seek to obtain a title to, the same land, the homestead right shall be in him who made the first settlement. If both have made improvements, a division of the land may be ordered in such manner as may preserve to the said parties their several improvements.

Questions as to the homestead right arising between different settlers shall be investigated by the local agent of the division in which the land is situated, whose report shall be referred to the Minister of the Interior, for decision.

Every person claiming a homestead right from actual settlement must file his application for such claim with the local agent previously to such settlement, if in surveyed lands; if in unsurveyed lands, within three months after such land shall have been surveyed.

No patent will be granted for land till the expiration of three years from the time of entering into possession of it.

When both parents die, without having devised the land, and leave a child or children under age, it shall be

lawful for the executors (if any) of the last surviving parent, or the guardian of such child or children, with the approval of a Judge of a Superior Court of the Province or Territory in which the lands lie, to sell the lands for the benefit of the infant or infants, but for no other purpose; and the purchaser in such a case shall acquire the homestead right by such purchase, and on carrying out the unperformed conditions of such right, shall receive a patent for the land, upon payment of the office fees, \$10.

The title to lands shall remain in the Crown until the issue of the patent therefor, and such lands shall not be liable to be taken in execution before the issue of the patent.

If a settler voluntarily relinquishes his claim, or has been absent from the land entered by him for more than six months in any year, then the right to such land shall be forfeited.

A patent may be obtained by any person before three years, on payment of price at the date of entry, and making proof of settlement and cultivation for not less than twelve months from date of entry.

All assignments and transfer of homestead rights before the issue of the patent shall be null and void, but shall be deemed evidence of abandonment of the right.

These provisions apply only to homesteads and not to lands set apart as timber lands, or to those on which coal or minerals, at the time of entry, are known to exist.

Grazing Lands.

Unoccupied Dominion lands may be leased to neighbouring settlers for grazing purposes; but such lease shall contain a condition making such lands liable for settlement or for sale at any time during the term of such lease, without compensation, save by a proportionate deduction of rent, and a further condition by which, on a notice of two years, the Minister of the Interior may cancel the lease at any time during the term.

Unoccupied Dominion lands will be leased to neighbouring settlers for the purpose of cutting hay thereon, but not to the hindrance of the sale and settlement thereof.

Mining Lands.

As respects mining lands, no reservations of gold, silver, iron, copper or other mines or minerals will be inserted in any patent from the Crown, granting any portion of the Dominion lands. Any person may explore for mines or minerals on any of the Dominion public lands, surveyed or unsurveyed, and, subject to certain provisions, may purchase the same. As respects coal lands, they cannot be taken for homesteads.

Timber Lands,

Provisions are made in the Act for disposing of the timber lands so as to benefit the greatest possible number of settlers, and to prevent any petty monopoly. In the subdivision of townships, consisting partly of prairie and partly of timber land, such of the sections as contain islands, belts, or other tracts of timber may be subdivided into such number of wood lots, of not less than ten and not more than twenty acres in each lot, as will afford one such wood lot to each quarter section prairie farm in such township.

The local agent, as settlers apply for homestead rights in it township, shall if required apportion to each quarter section one of the adjacent wood lots, which shall be paid for by the applicant at the rate of \$1.00 per acre. When the claimant has fulfilled all requirements of the Act, a patent will issue to him for such wood lot.

Any homestead claimant who, previous to the issue of the patent, shall sell any of the timber on his claim, or on the wood-lot appertaining to his claim, to saw-mill proprietors or to any other than settlers for their own private use, shall be guilty of a trespass and may be prosecuted therefor, and shall forfeit his claim absolutely.

The word *timber* includes all lumber, and all products of timber, including firewood or bark.

The right of cutting timber shall be put up at a bonus per square mile, varying according to the situation and value of the limit, and sold to the highest bidder by competition, either by tender or by public auction.

The purchaser shall receive a lease for 21 years, granting the right of cutting timber on the land, with the following conditions: To erect a saw mill or mills in connection with such limit or lease, of a capacity to cut at the rate of 1,000 feet broad measure in 24 hours, for every two and a half square miles of limits in the lease, or to establish such other manufactory of wooden goods, the equivalent of such mill or mills, and the lessee to work the limit within two years from the date thereof, and during each succeeding year of the term;

To take from every tree he cuts down all the timber fit for use, and manufacture the same into sawn lumber or some other saleable product;

To prevent all unnecessary destruction of growing timber on the part of his men, and to prevent the origin and spread of fires;

To make monthly returns to Government of the quantities sold or disposed of—of all sawn lumber, timber, cordwood, bark, etc., and the price and value thereof;

To pay, in addition to the bonus, an annual ground-rent of \$2.00 per square mile, and further, a royalty of 5 per cent, on his monthly account;

To keep correct books, and submit the same for the inspection of the collector of dues whenever required.

The lease shall be subject to forfeiture for infraction of any of the Conditions to which it is subject, or for any fraudulent return.

The lessee who faithfully carries out these conditions shall have the refusal of the same limits, if not required for settlement, for a further term not exceeding 21 years, on payment of the same amount of bonus per square mile as was paid originally, and on such lessee agreeing to such conditions, and to pay such other rates as may be determined on for such second term.

The standard measure used in the surveys on the Dominion is the English measure of length.

Dues to the Crown are to bear interest, and to be a lien on timber cut on limits. Such timber may be seized and sold in payment.

Any person cutting timber without authority on any Dominion lands, shall, in addition to the loss of his labour and disbursements, forfeit a sum not exceeding æ3 for each tree he is proved to have cut down. Timber seized as forfeited shall be deemed to be condemned, in default of owner claiming it within one month.

Form of Application For Homestead Right.

I, _____ of _____ do hereby apply' to be entered, under the provisions of the *Act respecting the Public Lands of Dominion*, for _____ quarter sections, numbers _____ and _____, forming part of section number _____ of the Township of _____, containing _____ acres, for the purpose of securing a homestead right in respect thereof.

Affidavit in Support of Claim For Homestead Right.

I, A B, do solemnly swear (or affirm, as the case may be,) that I am over 18 years of age: that I have not previously obtained a homestead under the provisions of the "*Dominion Lands Acts*"; that the land in question belongs to the class open for homestead entry; that there is no person residing or having improvements thereon; and that my application is made for my exclusive use and benefit, and with the intention to reside upon and cultivate the said land. So help me God.

On making this affidavit and filing it with the local agent, and on payment to him of an office fee of ten dollars, he shall be permitted to enter the land specified in the application.

Land Scrip.

Col. Dennis, the Surveyor General, gave the following statement in evidence before the Immigration and Colonization Committee, in the session of 1877 :—There are three kinds of scrip.

1. The certificates issued to soldiers for military services performed to the Dominion—in other words, Military Bounty Land Warrants.

2. Similar certificates are issued by the authority of law for services rendered to the Government in the North-West Mounted Police.

These two certificates, if located by the owner, may only be entered in quarter sections of land, 160 acres, intact.

A number of these warrants, however, may be acquired by any individual and may be used to pay for land in the same way as cash.

Both military and police warrants may be purchased and are assignable, and whoever holds them for the time being, under a proper form of assignment, can exercise full ownership over them, either in the locating or paying for land; but the first assignment from the soldier or policeman, as the case may be, must be endorsed on the back of the warrant.

No affidavit is necessary where the assignment is endorsed, but the execution of the assignment must be witnessed, either by a Commissioner for taking affidavits or by a Justice of the Peace.

Any subsequent assignment may be upon a separate paper, but must be regularly attested before a Commissioner, and accompany the warrant in its transmission to the Land office.

3. The third kind of scrip is that issued to the half-breed heads of families and to old settlers in the Province, under recent Acts.

A claim against the Government for lands may, by law, be committed by an issue of scrip which would be in form similar to that issued to the Half-breed heads of families and old settlers before mentioned.

This scrip is a personalty, and there is no assignment thereof necessary to transfer the ownership. The bearer for the time being is held to be the owner, and we accept it in the Dominion Lands Office in payment for Dominion lands, the same as cash.

The Surveyor-General stated further, in answer to a question, that land scrip cannot be used in payment of the half-breeds claims: and explained that the lands set apart for half-breeds, under the Manitoba Act, was an absolute grant to the children. The extent to which lands belonging to minors will be tied up will depend greatly upon whether steps be taken to appoint trustees who would be able to make sales, or upon such other measure as the Government might see fit to adopt, with the view of bringing these lands into the market.

The only other reserves in the Province are those of the Mennonites, which are rapidly filling up. There is still a very considerable extent of excellent land in the Province now available for settlement, but it can easily be understood the people who have been going into the Province for the last four or five years have selected the most favorable locations, and, consequently, the most of the good land in those localities have been taken up. The lands remaining, although generally desirable, are not so conveniently situated.

Col. Dennis further stated in answer to questions: The Province of Manitoba contains nearly nine millions of acres.

The Railway reserve contains about 1,900,000 acres, and the Mennonite townships about 500,000 acres.

The Hudson Bay Co.'s one-twentieth contains about 430,000 acres.

There are granted for school purposes two whole sections, or 1,280 acres, being sections 11 and 29 in each township, which are, by law, dedicated throughout the whole North-West for educational purposes, and the grant amounts in Manitoba to 400,000 acres.

In Manitoba the greatest quantity of land available for settlement is in the west and south-west.

Miles of railway located in the Province are about 158; the main line of the Canada Pacific Railway about 77, and the Pembina Branch about 81 miles.

Road allowances are laid out on the ground in the townships in Manitoba which correspond to concessions and side roads in Ontario and Quebec. Each section or square mile there is surrounded by an avenue of 99 feet, or a chain and a half, in width, resulting in a magnificent dedication to the public for highways.

Q. Are any of the lands fronting on the main river in Manitoba available for settlement?—None, with the exception of lands on the Assiniboine River, above Prairie Portage. As a rule, the lands on the Red River and Assiniboine River were laid out and settled upon, previous to the transfer, in narrow frontages, running back two miles, called the "Settlement Belt," and the township lands available for sale and settlement lie outside of this Belt. There are many unoccupied lots in the Settlement Belt, but people are not allowed to enter them, as they are considered to possess a special value. The intention is, shortly, to offer the unoccupied lots belonging to the Government, in the Settlement Belt, at public auction, at an upset price, with conditions of actual settlement upon the land.

Colonization.

If any person or persons undertake to settle any of the public lands of the Dominion free of expense to the Government, in the proportion of one family to each alternate quarter section, or not less than sixty-four families in any one township, under the Homestead provisions of the Act hereby amended, the Governor in Council may withdraw any such township from public sale and general settlement; and may, if he thinks proper, having reference to the settlement so effected and to the expense incurred by such person or persons in procuring the same, order the sale of any other and additional lands in such township to such person or persons at a reduced price and may make all necessary conditions and agreements for carrying the same into effect.

The expenses, or any part thereof, incurred by any person or persons for the passage money or subsistence in bringing out an immigrant, or for aid in erecting buildings on the homestead, or in providing farm implements or seed for such immigrant, may if so agreed upon by the parties, be made a charge on the homestead of such immigrant, and in case of such immigrant attempting to evade such liability by obtaining a homestead entry outside of the land withdrawn under the provision of the next preceding section, then and in such case, the expense incurred on behalf of such immigrant, as above, shall become a charge on the homestead so entered, which, with interest thereon, must be satisfied before a patent shall issue for the land: provided as follows:

- That the sum or sums charged for the passage money and subsistence of such immigrant shall not be in excess of the actual cost of the same as proved to the satisfaction of the Minister of the Interior;
- That an acknowledgment by such immigrant of the debt so incurred shall have been filed in the Dominion Lands Office;
- That, in no case, shall the charge for principal money advanced against such homestead exceed in amount the sum of two hundred dollars;
- That no greater rate of interest than six percent, per annum shall be charged on the debt so incurred by such immigrant.

Forest Tree Culture.

Any person, male or female, being a subject of Her Majesty by birth or naturalization, and having attained the age of eighteen years shall be entitled to be entered for one quarter-section or less quantity of unappropriated Dominion lands as a claim for forest tree planting.

Application for such entry shall be made in the forms prescribed in the Dominion Lands' Act, which may be obtained from the local agent, and the person applying shall pay at the time of applying an office fee of ten dollars for which he or she shall receive a receipt and also a certificate of entry, and shall thereupon be entitled to enter into possession of the land.

No patent shall issue for the land so entered until the expiration of six years from the date of entering into possession thereof; and any assignment of such land shall be null and void, unless permission to make the same shall have been previously obtained from the Minister of the Interior.

At the expiration of six years the person who obtained the entry, or, if not living, his or her legal representative or assigns shall receive a patent for the land so entered, on proof to the satisfaction of the Local Agent, as follows :—

1. That eight acres of the land entered had been broken and prepared for tree planting within one year after entry, an equal quantity during the second year, and sixteen additional acres within the third year after such date :—

2. That eight acres of the land entered had been planted with forest trees during the second year, an equal quantity during the third year, and sixteen additional acres within four years from the date of entry, the trees so planted not being less than twelve feet apart each way :—

3. That the above area, that is to say, one-fifth of the land, has, for the last two years of the term, been planted with timber, and that the latter has been regularly and well cultivated and protected from the time of planting. The entry of a quarter section for preemption in connection with homestead may be substituted in whole or part for one for tree planting.

Chapter VIII.

Analysis of Soil, By A German Chemist.

The following is an analysis of the soil of the Province of Manitoba, by Professor V. Emmerling, Director of the Chemical Laboratory of the Agricultural Association of the University of Kiel, Holstein, Germany. This scientific analysis confirms in a remarkable manner the reports which have been received of the great fertility of the soil of Manitoba.

Translation of Letter to Senator Emil Klotz.

"Kiel,

29th April, 1872.

"HON. SENATOR,

"The analysis of the Manitoba soil is now completed, and the result is in 100,000 parts:—

"

Yours truly

,
(Signed)" V. EMMERLING.

Extract from Letter of Senator Emil Klotz to Jacob E. Klotz, Agent for the Dominion Government.

"Kiel,

4th May, 1872..

"After considerable delay, I succeeded in obtaining the analysis of the Manitoba soil from Professor Emmerling, Director of the chemical laboratory of the Agricultural Association of this place, and hope it may be of service to you. Annexed I give you our analysis of the most productive soil in Holstein, whereby you will see how exceedingly' rich the productive qualities of the Manitoba soil are, and which fully explains the fact that the land in Manitoba is so very fertile, even without manure.

"The chief nutrients are, first, nitrogen, then potash and phosphoric acid, which predominates there; but what is of particular importance is the lime contained in the soil, whereby the nitrogen is set free, and ready to be absorbed in vegetable organism. The latter property is defective in many soils, and when it is found defective recourse must be had to artificial means by putting lime or marl (a clay which contains much lime) upon the same.

"According to the analysis of the Manitoba soil, there is no doubt that for the farmer who desires to select for his future home a country which has the most productive soil and promises the richest harvests, no country in the world offers greater attractions than the Province of Manitoba, in the Dominion of Canada."

Analysis of the Holstein Soil and Manitoba Soil compared.

Lands Now Available For Settlement in Manitoba, Keewatin and North-West Territory.

The Secretary of the Department of Agriculture having, at the request of the Minister of Agriculture, made an enquiry of the Surveyor General, respecting the lands now actually available in the Province of Manitoba, Keewatin, and North-West Territory, for the purpose of information of the numerous emigrants who are now proceeding to the North-West, the following letter was written to explain the facts :

Department of the Interior. *Surveyor General's Office*, OTTAWA,

6th April, 1878.

Sir,

—Referring to our conversation of this morning, I now beg to enclose you the copy of an Order in Council, dated the 9th November last, setting forth the conditions upon which persons will be allowed to settle upon lands reserved for railway purposes in Manitoba.

I may say that the lands so far reserved for railway purposes are those for twenty miles on each side of the main line surveyed for the Canadian Pacific Railway.

It is probable that lands which may be settled on within the Railway Reserve *outside* the Province, so long as they form no part of a Reserve for town plot purposes, such as at Battleford, may, on being included within the Township Surveys, be acquired on the terms of the Order in Council.

With regard to your enquiries as to the lands open for general settlement outside of townships especially reserved for colonization or for half-breeds, I beg to remark that a very large area of desirable land is open for entry in the several portions of the Province described as follows:

- The lands on each side of the Canadian Pacific Railway line through the Province, not reserved for half breeds, are open for settlement upon the conditions set forth in the Order in Council enclosed.
- There are a number of townships available to the east and north-east of Emerson.
- Between the Mennonitic Reserve west of the Red River, and the half breed Reserve to the north, and in the townships within and to the west and south-west of what is known as the Pembina Mountain Settlement.
- In the vicinity of Palestine and the Beautiful Plain.
- A very extensive district containing valuable lands for settlement is found in the Little Saskatchewan and Riding Mountain country, being in the Territories from ten to forty miles west of the westerly limits of the Province.
- The land fronting on the north side of the Rainy River in Keewatin, is of excellent quality, and presents an extensive field for settlement.

It is a wooded country, however, and therefore requires a greater expenditure of labour to bring a given area under cultivation.

In reply to your enquiry as to the position of people who may settle upon unsurveyed lands, I beg to say that in all such cases persons so settling must take their chances of being found on land which may prove to belong to the Hudson's Bay Company, part of the one-twentieth reserved to the said Company by the Deed of Surrender.

In the regular township surveys, sections eight and twenty-six represent this one-twentieth, but in the river belts, the Company's proportion will probably be determined by lot.

The Dominion Lands Act provides that when the township surveys may embrace settlements previously formed (on land open at the time for general settlement), such settlers will be confirmed in their several holdings as homesteads, up to the extent of one hundred and sixty acres, in legal subdivisions, including their improvements.

Settlers on land within the limits of the Railway Reserve having taken up the same after the date of the 9th November, 1877, will require to pay for the lands in accordance with the provisions of the Order in Council of that date.

Those persons who may be found settled upon the borders of navigable rivers, such as the north and south branches of the Saskatchewan, outside of the Railway Reserve, will be confirmed in possession of the lands on which they may have settled, provided they conform to such conditions as the Government may have made in respect of the manner in which title for such lands may be acquired.

I have the honour to be,
Sir,

Your Obedient Servant.

L. S. Dennis, *Surveyor General*.

John Lowe, Esq., *Secretary*,

Department of Agriculture and Immigration, Ottawa.

Order in Council Respecting the Settlement of Railway Lands.

Copy of a Report of a Committee of the Honourable the Privy Council, approved by His Excellency the Governor General in Council, on the 9th November, 1877.

On a report, dated 30th October, 1877, from the Hon. the Minister of the Interior, stating that, in consequence of the rapidly increasing demand for lands for settlement in Manitoba, and also of the continued dissatisfaction of the locking up of the lands withdrawn for twenty miles on each side of the line surveyed for the Canadian Pacific Railway by the Order in Council of the 20th December, 1874, he is of opinion that it is expedient to effect some amelioration of the conditions of the said Order in Council so far as relates to the lands within the Province.

He, therefore, recommends that the lands in Manitoba withdrawn as above be thrown open to actual settlement, but not for homestead or pre-emptive entry, or for entry by military bounty or police warrants, or for ordinary sale. No person to be allowed to acquire more than one-half section or 320 acres, and such land to be paid for by the occupant at whatever rate and upon such terms as may be fixed therefor by the Government when the remainder of the lands in the Province, of this class, are disposed of.

He further recommends that persons desiring to acquire such lands shall, previous to settlement thereon, be required to be entered therefore at the nearest Dominion Lands office, and, in order to prove their good faith, the applicants shall be obliged, in each case, to make a payment, in advance, at the time of entry, of one dollar per acre in cash on account of the purchase, and further be required to settle on and commence to cultivate the

land within one year from the date of entry, or, in default thereof, the payment so made to be forfeited.

No scrip of any kind, or military bounty, or police warrants to be receivable in payment of the lands above described.

The Minister observes that the withdrawal of the lands in question was effected under section 105 of the Dominion Lands Act, circumstances not permitting the application thereto of the Act 37 Vic. cap. 14, which provides for the construction of the railway, and as no statute exists authorizing the special mode above suggested of disposing of the lands withdrawn, it will be advisable to confirm the action proposed to be taken as above in that respect by legislation during the ensuing session of Parliament.

The Committee concur in the foregoing Report, and recommend that the same be approved and acted on.

Certified.

(Signed,) W. A. Himsworth, C. P. C.

Fares and Transport of Emigrants.

(The following Rates are for the Season of 1878.)

From Toronto or Hamilton via the Lakes and Duluth to Winnipeg :

"From Sarnia, Goderich, Kincardine, Southampton or Windsor to Winnipeg:

Weight of Emigrants' baggage allowed, 150 lbs.

Emigrants' effects by the car load:

From Brockville to Fisher's Landing, one car, \$200: at this rate a span of horses would cost about \$35; or one horse and a cow about \$17.50 each. They might be driven from Fisher's Landing to Winnipeg.

From Toronto or Hamilton to Winnipeg, one car, \$260.

From Sarnia, Windsor, Goderich, Kincardine and Southampton to Winnipeg, one car, \$245.

Special arrangements have been made by the Grand Trunk Company for emigrants going to Winnipeg in parties. To obtain the benefit of such arrangements special application should be made in the case of each party. This may be done either directly or through any of the Dominion Immigration Agents.

Special rates will be granted over the Intercolonial and Grand Trunk Railways to emigrants for Manitoba or parts of the North-West, on the order of any of the Dominion Agents, at the rate of Id a mile to Toronto, where the special rates above quoted to Winnipeg begin.

Dominion Government Agents to Whom Application May Be Made.

At Duluth,

During the season of navigation, a special agent is placed, Mr. W. B. Grahame. He will be in attendance on the arrival of all steamers, to assist emigrants in the bonding of their baggage, and otherwise to give them information.

All emigrants should be implicitly guided by his disinterested official advice in preference to listening to persons whom they do not know, who may have interest to deceive them.

Agents in Manitoba.

These agents will give emigrants all possible information and advice.

Emigrants may obtain from them directions how to go about getting their lands.

Special Caution to Settlers.

It may save a great deal of trouble if immigrants will be careful not to settle on sections 8 and 26, these being Hudson Bay Lands, or on sections 11 and 29, these being school lands. The Dominion Lands Act

specially sets aside these reserves; and they are not open, to the public.

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