

1875.

NEW ZEALAND.

NATIVE LAND PURCHASE AGENTS,

(CORRESPONDENCE RELATIVE TO THE EMPLOYMENT OF).

Return to an Order of the House of Representatives, dated 29th July, 1875,

"That there be laid upon the table of the House copies of all correspondence between Colonel McDonnell and the Hon. the Native Minister or any other Officer of the Government having relation to the employment of Mr. Brissenden as Land Purchase Agent in the North of Auckland, or to the removal of Colonel McDonnell from a similar position in the same part of the colony; and of all correspondence and papers showing the nature of the instructions given to Mr. Brissenden, and of his employment, duties, and proceedings thereunder."—(*Sir George Grey.*)

No. 1.

Lieut.-Colonel McDONNELL to the Hon. Dr. POLLEN.

SIR,—

Auckland, 10th July, 1872.

I have the honor to report, for the information of the Government, that in accordance with instructions I received from Mr. Clarke, the Civil Commissioner, I proceeded from Auckland to the Waimate, and from thence to Ottawa, to make inquiries respecting the block of land named Waokū offered for sale to the Government by Hori Puatata, Wiremu Pore, and other chiefs.

I arrived at Ottawa on the 25th June—a settlement on the Taheke, a branch of the Hokianga River. I held a meeting with the Natives; and the following morning I left with five guides, who were to show me over the country. About two miles from the settlement we entered the bush, travelled all day in the rain, and camped at night-fall, wet, tired, and hungry. The weather was of the worst description; and had it not been that we were fortunate enough to meet with and kill a wild cow, the fat of which I made the Natives burn for a fire, as there was no wood near that we could get to kindle, I doubt if we could have moved the next day from cramp and the exposure, as we had neither blankets nor other covering except what we stood in.

We passed a miserable night: in the morning the Natives had decided to return. It would have been useless to proceed if even I had been able; so we returned to the village, which we reached on the evening of the following day. I again conversed with the chiefs, and offered to go out again in a few days when the weather moderated, and if they could procure food. This they declined doing, as they were busily engaged in fitting-up a large house, intended for the reception of other Natives, who were to take part in a "hahunga," or disinterment of bones; but they proposed that I should return in the summer months, when they would go over the block and point out all the boundaries to me. From what I could see and judge of the country, I make the following remarks:—

1. It is all forest land, comprising kauri, totara, rimu, matai, and other useful timber.
2. The nature of the country is rough and mountainous in some places, and undulating in others.
3. The soil is of excellent quality, being a rich chocolate-coloured loam, that would grow any farm produce.
4. As to the position and the probable extent.—The land is on the Mangakahia stream, which runs into the Wairoa River. I should judge the eastern boundary to be four or five miles to the westward of Maonganui, the mountains on the coast. The southern boundary commences about seven miles in a straight line from Ottawa, running inland over the wooded range. The acreage is, as far as I could judge, about 35,000 acres.
5. I am inclined to think there will be little or no dispute as to ownership, unless old Parore makes a claim. I spoke to the chief Mohi Tawhai, and with the Native member for the North, Wiremu Katene, as to the ownership, and these chiefs seemed to think that those who have offered the land for sale have a good claim.

6. As I have not been over the land I can say nothing for certain as to the best line of road, or the most convenient sea-post or outlet, as it is forest country, surrounded by forest on all sides. Before a reliable opinion can be given it must be thoroughly explored in fine weather.

7. Its fitness for emigration purposes.—This will in a great measure depend on the approaches that can be got to it, but I think a road could be made from Ottawa and the Taheke. From the latter place water carriage is to be had to Hokianga; a road might also be had to it from the Bay of Islands.

1—G. 7.

I expect the natural outlet from it will be by the Wairoa. Should my surmises prove correct the country might be suitable for Canadians or Nova Scotians, but not for emigrants fresh from the Home country.

The lowest price mentioned by the Natives was 5s. an acre, but this was a mere matter of form. The utmost value I place upon it, and that only if available roads can be made to it, is at the outside 2s. per acre. I believe coal exists, as the Natives showed me some said to have been found on the land, a specimen of which I enclose.

Dr. Pollen, Government Agent, &c.

I have, &c.,
THOS. McDONNELL,
Lieut.-Colonel, N.Z.M.

No. 2.

Lieut.-Colonel McDONNELL to the Hon. Dr. POLLEN.

SIR,—

Auckland, 7th April, 1873.

On my arrival at the Taheke, on the 22nd ultimo, I proceeded with Hone Mohi and others to Hokianga to see the block of land called Omahuta, situate at the head of the Mangamuka River. We were joined at Herd's Point by other owners of the land who had been warned to meet us here; and the next day we went up the river, camped out, and the next morning we went over the block.

I can only give a rough idea of the acreage, and should say it was from 10,000 to 12,000 acres, more or less.

There is some very good rich land in the block, and some very indifferent, about equal proportions.

There is a large quantity of kauri timber of first-rate quality. I may say that a more magnificent kauri forest I have seldom seen, and much of it is available to the ordinary method of getting it to market.

Kauri gum is to be had in large quantities; the surface of the ground is in many places covered with it.

I can recommend this block to the Government, if only for the very excellent timber and quantity of gum obtainable. I estimate the timber at many millions of feet.

The price for which the Natives say they will sell is 12s. an acre, but from 2s. 6d. to 3s. will, I think, be taken; private individuals might be inclined to give more.

If I may be allowed to make a suggestion, presuming this land is purchased by the Government, I would place settlers on this country that have been used to work at timber, such as Canadians or Nova Scotians. They could collect gum and timber a few days after they were located on their land, and so commence work that would not only provide them with the necessaries of life, but provide them with a handsome surplus to improve their respective lots.

The boundaries of the block offered for sale are as under: Commencing at the stream of Tahekeiti, and on to Te Tupapa, Karakarere, Te-Wai-o-Pukekohi, Tuara, Whakapai, Te Hutu, Paia, Katutu, Te Ture, Te Papa, Te Pihatanginoa, Ratakamaru, Puketawa, Ohawhe, Te Kakaubere, Rahui Kokoromiko, Te Kiripaka, Turangakou, Te Waiaira, joining again to Te Tahekeiti.

I have, &c.,
THOS. McDONNELL,
Land Purchase Commissioner.

The Hon. Dr. Pollen, Government Agent, Auckland.

No. 3.

Lieut.-Colonel McDONNELL to Mr. J. KNOWLES.

SIR,—

Auckland, 7th August, 1873.

I have the honor to report my return from the Northern District of Auckland, and state, for the information of the Government, that, on proceeding to Otamatea from here to see Arama Karaka about the Little Barrier, and his grievance respecting the land purchased by Mr. Thomas Henry, of Whangarei, I met Arama Karaka at Helensville on the 2nd July. He was on his way up here, a writ having been taken out against him. After a conversation between Arama Karaka and myself about the 500 acres of land he lays claim to, though occupied by Mr. Henry, he agreed to take 6s. an acre, or £150, for his claim on the land; but he declared emphatically that his treatment had been most unjust, and that he consented only in consequence of his being pressed for money. I wrote a telegram and sent it to Major Green, in Auckland, for transmission to Wellington, acquainting the Government with what had passed.

I spoke to Arama Karaka about the Little Barrier Island, and, from what he and other Natives have told me, I believe that Arama Karaka and Hori to More are the principal owners. Arama is willing to sell the island, and asked me to go and see the quality of the land and timber on it before anything further is said. I think it may be purchased at a fair price, and, should the Government wish to dispose of it again, a large profit might be realized, for, had it not been understood it was Government property, it would have been bought some time ago. I will wait until I receive instructions before I visit and report on the island in question.

On the 3rd July I proceeded to Mangawhau to see Parore and Tirarau in reference to the Mangakahia land, and gained the information required; after which, with some trouble, I procured a Native to accompany me to Mangakahia, but did not reach Mangakahia till the morning of the 5th. The Native proved ignorant of the road, and we were over fifty-four hours in the bush without food of any kind, and it rained all the while, making a heavy fresh in the rivers we had to cross. On arriving at Mangakahia I met the chiefs Matiu and others, and, subject to approval, arranged for a piece of land called Peka-

pekarau, and directed Mr. Parris to survey it: the price asked is 2s. 6d. an acre, but I have left this an open question.

Another block of considerable size and fair land is offered for sale, called Totarapoka. The Natives told me that his Honor Mr. Gillies wished to obtain this block, and was going over it, but something prevented him. Should the Government desire this piece of land, the chief Parore has claims adjoining, and wishes to accompany the officer sent to negotiate the purchase, so as to be able to protect his interests. Through fatigue arising from my bad journey I was detained at Mangakahia, but proceeded on the 6th to the Bay of Islands, *en route* for Mangonui; reached Ahipara on the 18th, and then held a meeting with the principal chiefs of the place in reference to the land called the Victoria Valley.

Timoti Pohipi and others said they were not at all anxious to sell their land; that my visit had rather taken them by surprise; but that they were glad to see me, and would hear what I had to say to them. I pointed out that they could never use all their good land, and the best plan was to dispose of a portion so that immigrants could be placed upon it. They seemed to approve of this, only said that if they sold their lands cheaply for such a purpose, and no Pakehas came to reside on it, they would have sold cheaply to no purpose. I then explained that if good land was sold by them Pakehas would not only be glad to come, but would remain and prove a lasting benefit to the Natives. "Your land," I argued, "is as a fat ox, the whole of which you cannot consume; a part of which you offer for sale to buy utensils to cook and enjoy the remainder; but what a fool I would be to take what you offer—namely, the horns and the hoofs. No: sell me a quarter of your bullock, and the Government will then give you that which will enable you to turn the remainder to advantage." The result was, they agreed to have a meeting, and let me know what lands they would sell to the Government; that on my return to Auckland I should hear from them on this and other subjects.

I was very much pleased with the appearance of these Natives; they are evidently well disposed, and anxious that their future should be prosperous. The children appear to be numerous and healthy in this district.

On the 22nd of July I left Ahipara for Mangonui. I did not think it prudent to press the sale of the land on these Natives after what had been said, for Natives, as a rule, are very jealous in dealing with their lands, and caution and judgment have to be exercised to obtain confidence in return and insure a favourable result. This is the reason I have not made myself as fully acquainted with the particulars of this block, and the road to Whangape, as under other circumstances I should have done, but I trust that the Government will be satisfied with the course I have adopted.

I returned to the Bay of Islands on the 24th of July, but hearing that some hitch was likely to occur at Mangakahia, I returned there; and, after leaving everything in that district in a satisfactory state, I reached Auckland *via* Kaipara on the 5th of August, after an absence of thirty-five days.

I have, &c.,

John Knowles, Esq., Under Secretary Public Works,
Wellington.

THOS. McDONNELL,
Land Purchase Commissioner.

No. 4.

Major GREEN to the UNDER SECRETARY for PUBLIC WORKS.

(Telegram.)

Auckland, 11th August, 1873.

No. 255. Reply. 1756. Area of block, 1,973 acres, out of which Natives will sell 1,300 acres.

Under Secretary, Public Works, Wellington.

EDWARD L. GREEN,
(for General Government Agent).

No. 5.

Lieut.-Colonel McDONNELL to the UNDER SECRETARY for PUBLIC WORKS.

SIR,—

Auckland, 26th August, 1873.

I have the honor to inform you that I have seen Mr. A. K. Taylor about the Waipapa land, and that gentleman informs me he has a conveyance from the Natives of the whole of the block, 1,973 acres; and that, after his purchase of a portion of this land is completed, he is to convey the remainder, 1,317 acres, to the Government, they paying the Natives £150, with some additional expenses such as surveys, &c.

One of the eight Natives named in the deed is, I am informed, dead, so that a succession order from the Native Land Court is required appointing one in his place.

I will make it my business to see the Natives, and obtain what is required; and the Native Land Court holds a sitting soon, but, until then, nothing further can, I opine, be done; and I recommend that no money be paid to the Natives till such time as the Court appoints a successor.

I have, &c.,

The Under Secretary for Public Works, Wellington.

THOS. McDONNELL,
Native Lands Commissioner.

No. 6.

Lieut.-Colonel McDONNELL to Lieut.-Colonel ST. JOHN.

(Telegram.)

Auckland, 13th November, 1873.

SUCCESSION order in Waipapa Block granted. Money required to complete purchase—£150. Send by telegraph.

Colonel St. John, Wellington.

THOS. McDONNELL,
Land Purchase Commissioner.

No. 7.

Lieut.-Colonel McDONNELL to Lieut.-Colonel ST. JOHN.

(Telegram.)

Auckland, 14th November, 1873.

THE Waipapa. £150 refunded Public Account, as action could not be then taken. Am going North Monday, but send me £150 as telegraphed yesterday.

Lieut.-Colonel St. John, Wellington.

THOS. McDONNELL.

No. 8.

Lieut.-Colonel McDONNELL to Mr. CLARKE.

(Telegram.)

5th January, 1874.

REQUIRE £150 to settle up Waipapa Block when Taylor conveys to the Queen. Also £30 to settle with Adam Clarke—*re* land belonging to Mr. Henry, of Whangarei.

H. T. Clarke, Esq., Native Office, Wellington.

THOS. McDONNELL.

No. 9.

Lieut.-Colonel McDONNELL to Lieut.-Colonel ST. JOHN.

SIR,—

Auckland, 18th February, 1874.

I have the honor to inform you that I have obtained the deed of Waipapa from the Trust Commissioner, the Hon. Colonel Haultain, and as soon as it is registered I will forward it to your office.

I have &c.,

Colonel St. John, Wellington.

THOS. McDONNELL,
Land Purchase Commissioner.

No. 10.

Major GREEN to Mr. GILL.

(Telegram.)

Auckland, 8th July, 1874.

COLONEL McDONNELL absent. Will attend to Waipapa deed on return.

R. J. Gill, Native Department, Wellington.

EDWARD L. GREEN,
(for G. G. A.).

No. 11.

Lieut.-Colonel McDONNELL to Mr. GILL.

(Telegram.)

Auckland, 23rd July, 1874.

DEEDS of Waipapa are in Mr. Davis's office for registration. I cannot get them without order. Telegram to him to send them you. Have only just returned from the North.

R. J. Gill, Wellington.

THOS. McDONNELL.

No. 12.

Lieut.-Colonel McDONNELL to the UNDER SECRETARY, Native Office.

(Telegram.)

Auckland, 15th August, 1874.

WAIPAPA deed is in the Registrar's office here. Registrar cannot return it to me without proper authority.

Telegraphed Mr. Gill some time back that, if it was wanted, better telegraph to office for it to be sent to Wellington.

Under Secretary, Native Office, Wellington.

THOS. McDONNELL.

No. 13.

Major GREEN to the UNDER SECRETARY, Native Office.

(Telegram.)

Auckland, 22nd August, 1874.

RE deed Waipapa. Before Registrar received instructions to hand me deed, Dignan and Armstrong had possession. They refuse to give it up without the sum of £39 16s. There is something very wrong in this transaction.

Under Secretary, Native Department, Wellington.

EDWARD L. GREEN,
(for G. G. A.).

No. 14.

Mr. BRISSENDEN to Lieut.-Colonel ST. JOHN.

(Telegram.)

Auckland, 27th August, 1874.

RE Waipapa Block. Dignan and Armstrong hold deed; will not give up unless Government pay expenses,—£39 16s. 2d.

Lieut.-Colonel St. John, Wellington.

E. T. BRISSENDEN.

No. 15.

Mr. BRISSENDEN to Lieut.-Colonel ST. JOHN.

(Telegram.)

Auckland, 29th August, 1874.

DIGNAN and Armstrong made deed of conveyance for Waipapa. The block was divided between the Government and A. K. Taylor.

Dignan charged £32; survey, £17 12s. 4d.; duty, £30. Total, £79 12s. 4d.

Dignan received £39 16s. 2d. from Taylor; demand like sum from Government. Dignan deposited deed at Registrar's Office. Dignan was the only person to whom it could be delivered.

Lieut.-Colonel St. John, Wellington.

E. T. BRISSENDEN,
Land Purchase Commissioner.

No. 16.

Lieut.-Colonel ST. JOHN to Lieut.-Colonel McDONNELL.

Native Office (Land Purchase Branch), Wellington,

SIR,—

31st August, 1874.

I am directed to call your attention to certain circumstances connected with the Waipapa deed, and to request you to forward a full explanation of the transaction.

You will remember that on the 26th August, 1873, you reported that Mr. A. K. Taylor would, after his purchase of a portion of Waipapa was completed, hand over the remaining 1,317 acres to the Government, the latter paying £150 with some additional expenses, such as survey.

In January, 1874, you paid £150 and forwarded a voucher (copy of which is attached), but no mention was then made by you of any further claim on the Government in respect of Waipapa.

On February 18th, you sent a letter of which a copy is attached. To relieve the impost of £150, it was necessary that the deed should be forwarded to this office; but your promise contained in the letter above quoted, that the deed would be sent as soon as registered, was accepted as sufficient for the time being.

The deed not having been received, sundry telegrams were exchanged with Major Green and yourself, a copy of yours of the 15th inst. being attached. On the 22nd inst. Major Green reports that Messrs. Dignan and Armstrong have withdrawn the deed from the Registry Office.

Further inquiries elicit the fact that it was lodged by Mr. Dignan, not by you, and that Dignan and Armstrong refuse to give it up until a claim of theirs is settled, amounting to £39 16s. 2d.

I am therefore instructed to request you to furnish full information on this subject, specifying how it happens that the claim made by Dignan and Armstrong has never been referred to by you; and accounting for the fact that Mr. Dignan has apparently, since your letter of the 18th February, obtained the deed, and himself registered it.

Lieut.-Colonel McDonnell, Auckland.

I have, &c.,
J. H. H. ST. JOHN.

No. 17.

Lieut.-Colonel McDONNELL to the UNDER SECRETARY, Native Office.

SIR,—

Russell, 9th September, 1874.

I have the honor to forward, for the information of the Government, the explanation requested in your letter of the 31st ultimo respecting the Waipapa Block.

About January last, I wrote to Mr. Sheehan's office to make inquiries about Waipapa Block and deed. I was there informed by Mr. Armstrong that the Trust Commission had the deed. I said that I had come for it, and had the money (£150) ready to pay.

Something was said at the time about expenses, but I replied that that was a matter with which I had nothing to do; but, I said, I fancied that the Government ought not to pay, as Mr. A. K. Taylor

had purchased out the best of this land from the blocks for himself. I offered, however, if Mr. Sheehan would give me his bill, to forward to the Government, who might or might not pay it.

I was promised, if I paid the money (£150), the deed should be handed to me next day: believing this, I paid the money. I returned the following day, but was put off, and desired to call again. I did so, but was again put off.

I then went to the Trust Commissioner, the Hon. Colonel Haultain, and from him got the deed. Understanding it had to be registered, I took it myself to the Registrar's Office. The Register Officer, on perusing it, refused to accept it for registration, stating that there were many informalities, and adding that its informal state was a disgrace.

To oblige me, he pencilled what was required to be carried out on the deed itself, after which I took the deed to Mr. Sheehan's office and pointed out the informalities to Mr. Armstrong, who said he would attend to them. He afterwards told me he had deposited the deed in the Registrar's Office.

When I received your telegram from Wellington, I went to the Registrar's Office and requested to see the deed, which was shown to me, but I was informed I could not obtain it without authority.

Being under the impression that this authority had to come from the Government, I sent a telegram, the copy of which you have enclosed to me. It seems that, after this, Mr. Armstrong or Mr. Dignan repossessed themselves of the deed from the Registrar's Office, retaining it to induce the payment of their charges; but of this I was only aware after I called at their office with Mr. Brissenden just before I left Auckland on my present trip.

I regret that the Government, through my having believed what I was told at Mr. Sheehan's office, should have been put to any trouble; but it never crossed my mind to suspect that Mr. Dignan or Mr. Armstrong was going to retain possession of the deed to force the payment of £39 16s. 2d., said by them to be half the amount of their bill of costs.

I have, &c.,

THOS. McDONNELL,

Land Purchase Commissioner.

The Under Secretary, Native Office.

No. 18.

Major GREEN to Lieut.-Colonel ST. JOHN.

(Telegram.)

Auckland, 18th September, 1874.

No. 176. *Re* Waipapa deed. Mr. Taylor wishes to know if Government intend paying expenses to release deed.

EDWARD L. GREEN,
(for G. G. A.).

Lieut.-Colonel St. John, Native Office, Wellington.

No. 19.

Major GREEN to Lieut.-Colonel ST. JOHN.

(Telegram.)

Auckland, 30th September, 1874.

No. 178. *Re* Waipapa deed and my Telegram 176. Taylor has called several times for reply.

EDWARD L. GREEN,
(for G. G. A.).

Colonel St. John, Native Department, Wellington.

No. 20.

Mr. BRISSENDEN to Lieut.-Colonel ST. JOHN.

SIR,—

Auckland, 3rd October, 1874.

I have the honor to forward the Waipapa deed. I received it from Messrs. Dignan and Armstrong, and paid their charges and expenses, £39 16s. 2d., as per enclosed vouchers.

I have, &c.,

E. T. BRISSENDEN.

Lieut.-Colonel St. John, Wellington.

No. 21.

Mr. BRISSENDEN to Mr. GILL.

SIR,—

Auckland, 4th November, 1874.

I have the honor to again forward the voucher for payment made by me as per instructions on account of Waipapa Block.

I presented the enclosed to Major Green for payment. He telegraphed to the Treasury Department for advice. His reply was for me to send it to Wellington for payment.

I have, &c.,

E. T. BRISSENDEN.

Richard John Gill, Esq., Wellington.

No. 22.

Lieut.-Colonel ST. JOHN to Lieut.-Colonel McDONNELL.

Native Office (Land Purchase Branch), Wellington,

30th October, 1873.

SIR,—

In reference to your letter of the 27th September ultimo, on the subject of the Takehue

Block, Victoria Valley, I have the honor, by direction, to inform you that his Honor the Superintendent of Auckland has signified his approval of the acquisition of this block on the terms which you mention as likely to be accepted by the Native owners, viz. 3s. per acre.

I am therefore directed to request that you will, without delay, enter into negotiations for the purchase of the block in question, taking at the same time the utmost care as to what Natives you deal with and how you deal with them, so as to make certain of securing to the Crown a safe title. In mentioning the rate of 3s. per acre, it is to be understood that this is to be the maximum price, and your endeavours should be directed to reduce it if possible. I have also to recommend you to obtain information from every available source, so as to obviate any future complication.

I append for your guidance a copy of an extract from instructions issued to you in November, 1871, by the Hon. Mr. McLean, which will apply to the present case.

Lieut.-Colonel McDonnell, Auckland.

I have, &c.,
J. H. H. ST. JOHN.

Enclosure in No. 22.

IN purchases of this nature it is of the utmost importance that careful inquiry should be made among the Native owners as to the prospects of completing the transaction without incurring the chance of any future trouble or disagreement.

You will therefore have to pay special attention to this, as the Government do not desire to acquire any land from the Natives, however valuable it may be, if the acquisition is attended with any risk of disturbance or revival of feuds among themselves.

You will proceed to examine this block and report fully upon its capabilities, whether for grass or corn land, for timber, water, and any other points which it is desirable to be fully aware of.

You will also have the goodness to furnish the Under Secretary, Native Office, with a rough sketch of it, as accurate as the circumstances will allow you to make, giving its proper boundaries; and in enumerating the latter you will be very careful to ascertain that no mistake can in future occur between the proposed sellers and the Government, but that a clear definition is given of the area with its limits.

You will also give me a clear idea as to what reserves it will be necessary to make for the Natives—in the case of these, discriminating most carefully their acreage. I have to request that you will lose no time in acquiring the information and forwarding a report of it to the Government.

Should anything in the transactions occur affecting the Natives, I have to request that you will forward to me a report.

DONALD McLEAN.

No. 23.

Native Office (Land Purchase Branch), Wellington,
30th January, 1874.

(Circular.)

It is deemed highly advisable that, whenever practicable, transactions remaining incomplete for the purchase of Native lands should be brought to a close: Land Purchase Officers are therefore requested, before beginning any fresh negotiations, to use their energies to conclude those on which they have already entered.

It is however left to their discretion how far they are to act in the above manner, as no advantageous offer should be lost; but generally they are instructed to devote their exertions to bringing to a complete end the arrangements for the purchase or lease of Native lands which they have initiated.

H. T. CLARKE,
Under Secretary.

No. 24.

Lieut.-Colonel McDONNELL to the UNDER SECRETARY, Native Department.

SIR,—

Auckland, 5th February, 1874.

I have the honor to acknowledge the receipt of circular dated 30th January, 1874, requesting that wherever practicable all transactions remaining incomplete for the purchase of Native lands should be brought to a close, and to state that as far as I can I will endeavour to carry out the above instructions.

H. T. Clarke, Esq., Native Office, Wellington.

I have, &c.,
THOS. McDONNELL.

No. 25.

The UNDER SECRETARY, Native Department, to Mr. BRISSENDEN.

Native Office (Land Purchase Branch), Wellington,
12th March, 1874.

SIR,—

It has come to the knowledge of the Hon. the Native Minister that there are several considerable blocks of forest land to the North of Auckland which it is desirable that the Government should procure for public purposes. I am therefore desired to request you that you will proceed to

Auckland with as little delay as possible, and endeavour to negotiate with the Natives to purchase on reasonable terms these lands, and any open lands which it may be thought expedient to acquire. On reaching Auckland you will put yourself into communication with Mr. Civil Commissioner Kemp, who is already in treaty for certain blocks of land in the direction of Kaipara and the back of Whangarei district; and you should arrange between yourselves regarding the perfection of these negotiations. Perhaps it will be advisable for Mr. Kemp to complete them and avoid possible complications.

You will be good enough to report to this office from time to time the progress you are making, and the sums of money you will be likely to want for these purchases, being careful to specify the sums required for each particular block. You are also authorized to engage, through Captain Heale, any surveyors who may be required to survey the lands you propose to purchase.

Care should be taken that the plans when complete are submitted for examination and approval to the Inspector of Surveys, and that copies of them are forwarded to this office.

Should you be in want of other assistance you are authorized to obtain it, reporting to this office the necessity for doing so, and the salary you propose.

I have, &c.,

H. T. CLARKE,

Under Secretary.

E. T. Brissenden, Esq., Wellington.

No. 26.

MEMORANDUM by MR. BRISSENDEN to Sir D. McLEAN.

I ARRIVED here on the 15th instant, and on the 16th arranged with Mr. C. E. Nelson to assist me in negotiating for the purchase of Native lands, at a salary of one guinea a day with actual travelling expenses; and sent him forward at once to arrange a few preliminary matters in the Kaipara district, there being a few small pieces of good land, partly forest, that I think it would be desirable for the Government to have, though I know it has been usual for the Government agents to pass by such blocks, they not considering them worth their time to acquire, as they often entail as much trouble as the acquisition of large blocks and thus leave the agent no acreage profit. I do not mean to allow any selfish motive to stand in my way, but to secure all useful Native lands that I can, be the blocks small or large: therefore, if you notice at first sundry small purchases, you will kindly understand my object.

I have put myself in communication with Mr. Commissioner Kemp, who freely gave me all necessary information. He purposes making a visit to Whangarei district, where he has two blocks in process of negotiation, on one of which there is a dispute about price. When this is settled I understand him to say that he will pass the whole business over to me.

I have also arranged with Captain Heale on the score of surveys, so that nothing stands in the way of my successfully carrying out the work you have appointed me to execute.

The only possible check I may experience I presume would be from Colonel McDonnell, who, not knowing my position, is likely to oppose me in negotiating for the purchase of land. Competition would be sure to induce owners to ask for a higher price.

I feel sure that you will see the advisability of removing this possible obstacle to my success in carrying out your wishes with economy.

Auckland, 18th March, 1874.

E. T. BRISSENDEN.

No. 27.

MEMORANDUM to the Hon. Sir DONALD McLEAN on Native Matters generally in the Province of Auckland.

I STATED to you in my last, dated the 18th March, that I arrived here on the 15th, and on the 16th arranged with Mr. C. E. Nelson to act as interpreter and to assist me in purchasing land for one guinea per day, with actual travelling expenses; that I had sent him forward to arrange a few preliminary matters in the Kaipara district. I joined him on the 19th, and returned on the 26th, after visiting the settlement known as the Sand Hills—namely, Pukekohe, Hiorekata, Kapuronui, Te Muriwai, Makarua, Puatahi.

During my visit, I was struck with the religious revival which has taken a firm root in the minds of those of the Ngatiwhatua Natives who had, if not entirely receded from Christianity, quite favoured the creed of Pai Marire. Now these Natives have built a church, and have requested me to intercede for them with the Government relative to the establishment of a school in the district; and I would again urge the necessity of establishing one, in consideration of the great number of children in these settlements. The elder portion of the Natives seem to consider Helensville as the more convenient place for a school, and Paora Kauharu offers to give one acre of land for the purpose.

I entered into preliminary negotiations for a block of land known as Oneonenui, 720 acres: the quality of the land is first class, proven by its luxurious vegetation. And I am also offered a piece of land containing 520 acres, a great portion of which is covered with dense kauri forest.

At Makarua and Puatahi all the Natives were alike earnest in soliciting me to request the Government to erect schools, and one of them, named Hapana, told me they were now "aware that knowledge alone would save his people from extinction; that money in payment for land was like dew on the taro leaf." He also stated that he intended to dispose of more of his land, of which he holds a large tract at Mangakahia, inasmuch as it was a mistake to keep the land lying idle. In consequence of this determination on his part, I have agreed to take him with me North at once. However, as there is to be a large meeting of Natives at Makarua on the 9th or 10th, when many influential chiefs of the Ngapuhi will be present, he (Hapana) advised me to attend, in order to get their opinions

regarding the disposal of land. After that, I hope to have some definite transactions in the way of purchases to report.

On the 27th I visited the Waikato at Cambridge. I met with a few Piako and Waikato Natives; I find that all are quieting down, and the general aspect of affairs is most favourable for the carrying out of the Government policy. From a conversation I had with Te Wheoro and a few Waikatos, I learn that it is the intention of the King to send many of his most important chiefs to Ngaruawahia to meet the Governor, should he visit the Waikato; and that he would like to be advised of his coming one month before, to enable him to make preparations.

At Mercer, the Natives again spoke to me about a school they wished to be erected on Te Wheoro's land. Te Wheoro agrees that his people shall give £25 per annum towards the payment of a teacher; that he himself will give five or ten acres of land for the purpose.

Auckland, 2nd April, 1874.

E. T. BRISSENDEN.

No. 28.

Mr. BRISSENDEN to the UNDER SECRETARY, Native Department.

(N.L.P.B., No. 2.)

SIR,—

Helensville, Kaipara, 8th April, 1874.

Mr. McLean, before leaving for Australia, wishing me to be prompt in my transactions in the purchase of Native lands in the North, removed all obstructions in the way of other agents from my path. I am to secure the blocks of land Colonel McDonnell had in hand; Mr. Kemp to complete only the purchase of the three blocks he is now negotiating.

Having so far made things easy for me, Mr. McLean told me that on his return he expected to find I had made large purchases of Native lands. To further enable me to do this without delay, Mr. McLean assured me that all necessary moneys would be forthcoming as I required them for payment of Native owners. I had only to notify you.

I shall not trouble you with applications until I have engagements to meet. Therefore I hope my requisitions will meet with that prompt attention from you that Mr. McLean has led me to expect they will.

I may here mention that I am negotiating for several large blocks of land: that of the Tutamoe, about 40,000, is nearly complete.

Will you kindly frank my letters, and forward me an order to procure necessary stationery from Government stores?

H. T. Clarke, Esq., Under Secretary, Native Department.

I have, &c.,

E. T. BRISSENDEN.

No. 29.

Mr. H. T. CLARKE to Mr. BRISSENDEN.

Native Office (Land Purchase Branch), Wellington,
16th April, 1874.

SIR,—

I have the honor to acknowledge the receipt of your letter (No. N.L.P.B. 2), of the 8th inst., and in reply have to inform you that your requisitions for money will meet with the attention you request.

I have, &c.,

H. T. CLARKE,

Under Secretary.

E. T. Brissenden, Esq., Kaipara.

No. 30.

Mr. BRISSENDEN to the UNDER SECRETARY, Native Office.

(N.L.P.B., No. 1.)

SIR,—

Helensville, Kaipara, 8th April, 1874.

I have the honor to state that I have arranged for the purchase of 10,000 acres, the prime portion of the Pahue Block, near Omaha; am now starting the survey for the subdivision. The land has been passed through the Court: all that remains to be done is to subdivide for the three grantees. I shall require to be in a position to pay the vendors £1,000 in a fortnight. I shall be in Auckland in ten days' time, and shall feel obliged by your placing the above amount to my credit in the Bank of New Zealand, Auckland, at the earliest possible moment.

I have, &c.,

E. T. BRISSENDEN.

H. T. Clarke, Esq., Under Secretary,
Native Department, Wellington.

No. 31.

MEMORANDUM for the Hon. Sir D. McLEAN.

MR. BRISSENDEN's memorandum read by your direction. Respectfully recommend that Mr. Brissenden be instructed not to open up negotiations for any blocks already initiated by myself.

Approved—

D. McLEAN.

H. T. KEMP.

Mr. Brissenden informed.—14th April, 1874.

2—G. 7.

No. 32.

Mr. BRISSENDEN to the Hon. D. POLLEN.

SIR,—

Auckland, 14th April, 1874.

As I understand that you are aware that I have been appointed Government agent for the purchase of Native lands in the North by the Hon. the Native Minister, and that you act for him in his absence, I take the liberty of addressing you on the subject of Native lands.

I have commenced the negotiation for the following blocks of land—viz., 20,000 acres of Te Pakiri Block, for which I require £2,000; the Muriwhenua Block, about 20,000 acres, at 2s. an acre, £2,000; the Taupaki Block, 6,000 acres fit for special settlement; and many other blocks, in all amounting to some 100,000 acres.

I have been very much crippled in my transactions for want of the necessary funds to enable me to pay the whole or part of the purchase money, and have in consequence been compelled to prolong negotiations to fill up time.

One great obstacle is the number of private individuals throughout the North anxious to purchase kauri forests as well as open country. These people having money in hand gives them a great advantage over me, and makes my task extremely difficult, the more so while many of the blocks in the North have passed through the Native Land Court, rendering private transactions quite safe.

I hope that no further delay will be given, and that you will be good enough to authorize me to draw for any such sums as may be required from time to time on the Bank of New Zealand, Auckland.

I have, &c.,

E. T. BRISSENDEN.

The Hon. D. Pollen, Government Office, Auckland.

No. 33.

Mr. BRISSENDEN to the UNDER SECRETARY, Native Department.

(N.L.P.B., No. 3.)

SIR,—

Auckland, 16th April, 1874.

Since mine of the 8th instant I have the honor to report the commencement of my negotiations for the following blocks of Native lands north of Auckland—viz., the second 10,000 acres of Te Pakiri Block, at 2s. per acre; the Muriwhenua Block, of above 20,000 acres, at 2s. per acre; the Taupaki Block, of 6,000 acres, surveyed and through the Court. This block is a very superior one and well adapted for special settlement; it is near Auckland and accessible. I have not yet arranged as to price, but hope to secure it for 5s. per acre, though I have lots of opposition from private parties who are willing to give three times that price.

Before this reaches you I expect to have concluded the above transactions, and hope you will be able to induce the Treasury Department to be prompt in forwarding me, without loss of time, the necessary sums of money for which I send in requisitions.

I have also begun negotiations for several other blocks of Native lands that will amount to more than 200,000 acres, and have every prospect of securing by purchase very extensive tracts of country throughout this district in a short space of time.

I enclose requisitions for money required at once.

I have, &c.,

E. T. BRISSENDEN.

H. T. Clarke, Esq., Under Secretary, Native Department,
Wellington.

No. 34.

Mr. H. T. CLARKE to Mr. BRISSENDEN.

Native Office (Land Purchase Branch), Wellington,

22nd April, 1874.

SIR,—

I have the honor to acknowledge the receipt of your letter of the 16th instant, and, in reply, have to inform you that the money required will be forwarded through the General Government Agent at Auckland with as little delay as possible.

I have, &c.,

H. T. CLARKE,

Under Secretary.

E. T. Brissenden, Esq., Auckland.

No. 35.

Mr. BRISSENDEN to the UNDER SECRETARY, Native Department.

(Telegram.)

Auckland, 11th May, 1874.

I HAVE at last succeeded in clearing away the many obstacles attending the purchase of 20,000 acres of the Pakiri Block; the right to cut kauri for thirty-one years had been ceded to Stannus Jones and Co., who had paid the Natives £400. I have, however, purchased land and timber, and am about to conclude with the owners to-day for the sum of £1,600 to the grantees, and £50 to outside claimants. I have further to inform you that I have purchased a small block of 520 acres, named "Owhetu" (the greater portion of which is in forest), for the sum of £100. Accounts and vouchers will be forwarded

by first opportunity. Please notice by this that I shall require a further sum of money immediately. Other blocks are in course of negotiation.

H. T. Clarke, Esq., Under Secretary,
Native Department, Wellington.

E. T. BRISSENDEN,
Government Land Purchase Agent.

No. 36.

The UNDER SECRETARY, Native Department, to Mr. BRISSENDEN.

(Telegram.)

Government Buildings, Wellington, 13th May, 1874.

No. 553. *Re* yours of yesterday, am instructed to inform you that you will have to send requisition for any money you may require on the ordinary form; it will also be necessary to name the particular blocks and area for which the money is required.

E. T. Brissenden, Esq., Auckland.

H. T. CLARKE,
Under Secretary.

No. 37.

Mr. BRISSENDEN to the UNDER SECRETARY, Native Department.

SIR,—

Auckland, 18th May, 1874.

I have the honor to report the purchase of the under-mentioned blocks of land, viz. :—

	£	s.	d.
Te Ara Kioire Block, about 440 acres, for	10	0	0
The Owhetu Block, of 523 acres	100	0	0
20,000 acres of Pakiri Block, for	1,650	0	0
Total	£1,760	0	0

Vouchers for the above sums I have forwarded to the Hon. the Colonial Treasurer.

I shall be able to transmit deeds in a short time (after my return from the North).

H. T. Clarke, Esq., Under Secretary,
Native Department, Wellington.

I have, &c.,
E. T. BRISSENDEN.

No. 38.

Mr. BRISSENDEN to the UNDER SECRETARY, Native Office.

SIR,—

Auckland, 30th May, 1874.

In reply to your telegram No. 588, dated 29th instant, I have the honor to forward, as directed by you, deeds and agreements, by Native and other owners, of the blocks of land specified.

In regard to the Pakiri Block, I desire to point out that it contains over 31,000 acres. The agreement is signed by Arama Karaka, and Mr. John Sheehan, as trustee for Wi Apo, an infant, and by Hori te More, claimant, to succeed his son Panapa, deceased.

There is one grantee who has not yet come into the negotiations. I have good reason, however, to believe that I shall succeed in obtaining her consent as well; but in the meantime the present agreement gives the Government two-thirds of the block, containing all the best land, and comprising that portion of it through which the main road from Mahurangi to Port Albert is now being constructed by the Public Works Department.

The usual "runangas" have been held on the block, and all parties have agreed that the land shall be equally divided, and that Hori te More shall succeed to Panapa. This secures to the Government two-thirds of the block, as above mentioned; and as soon as Judge Rogan, now in Auckland, makes the necessary order of succession, the title will be legally complete.

To return to the portion of the Pakiri Block purchased, I may state it is the best portion of it, as it contains several thousand acres of fine alluvial soil, watered by the Hoteo River, and offers the best site that could be found north of Auckland for a special settlement, the distance from steamer at Mahurangi being only eight or nine miles from the centre of the block.

The price paid is £1,650, a low rate when we take into consideration that the land is surveyed, and through the Court.

I found it impossible to deal with the Natives at first, on account of the demand that the whole of the purchase-money should be paid in full at once. However, it was ultimately settled in this way: £850 was paid into the hands of the Natives, and the balance, £800, was lodged in the Bank of New Zealand by me in their presence to a special account—namely, the Pakiri purchase account—as per enclosed agreement, so that I hold the sum of £800 in trust till the title is made complete by the action of the Native Land Court.

The £50 additional to that mentioned in the agreement was for the purchase of outside claims. The receipt (voucher) I have sent to the Hon. the Colonial Treasurer.

I also enclose the deed of the Ara Kioire Block, 470 acres, which has passed through the Native Land Court under an interlocutory order, which I think quite sufficient for Government purposes.

I have sent Mr. C. E. Nelson north with £400 to pay deposits on Muriwhenua, and other blocks of Native land under negotiations. I hope to be able to follow him in a few days on the receipt of necessary means.

You will notice that I have not been able to confine my transactions to the blocks of land only for the purchase of which I sent in requisitions for money, owing to delays in getting the Native owners together when I required them; so I have used the moneys on the purchase of other blocks. It would greatly assist my negotiations if I could have a sum of money on hand for general purchase advance on lands that are likely to come under my notice from day to day.

I therefore enclose a requisition for £1,000 for general advances on account of land purchase.

The Taungako Block, of about 5,000 acres, now under survey, will be finished in a few days. I hope to send you particulars by next mail.

H. T. Clarke, Esq., Under Secretary,
Native Department, Wellington.

I have, &c.,
E. T. BRISSENDEN.

Bank Certificate, £800.

Brissenden, Pakiri Purchase Account, in account with the Bank of New Zealand.

1874.	Cr.	
May 30—Balance	...	£800

I hereby certify that the balance to credit of E. T. Brissenden, "Pakiri Purchase Account," at the close of the business on the 30th May, 1874, was £800 sterling.

For the Bank of New Zealand.

G. S. KISSLING,
Manager.

Schedule of Documents Enclosed.

Agreement to sell 20,000 acres of Pakiri Block by Hori te More, Arama Karaka Haututu, John Sheehan.

Deed of Arakiore Block, 470 acres.

Bank receipt showing £800 deposited in Bank of New Zealand to Pakiri Purchase Special Account.

Requisition for £1,000 on account land purchase.

E. T. BRISSENDEN.

P.S.—The deed for Owihiti will be sent forward by next mail.—E. T. B.

No. 39.

Mr. H. T. CLARKE to Mr. BRISSENDEN.

Native Office (Land Purchase Branch), Wellington,
12th June, 1874.

SIR,—

I have the honor to return herewith two deeds, as per margin, and to draw your attention to several matters which you have omitted.

All instruments of disposition by Natives of land to persons other than of the Native race are not valid, unless previously explained by an interpreter, under "The Native Lands Act, 1873," and the signatures attested by a Resident Magistrate or a Judge of the Native Land Court, and one other adult credible witness. This has not been done in either of the cases under notice. The interpreter should indorse on the back of the deed a clear statement in Maori of the contents of the deed, and sign it. This has not been done. The interpreter should then record a certified copy of such indorsement in the Native Land Court of the district in which the land affected is situated. I enclose herewith a specimen deed which will perhaps more clearly indicate the proper course to be taken, and request you to refer to section 85 of "The Native Lands Act, 1873," where instructions as to the proper execution of deeds by Natives are definitely set forth.

I have, &c.,
H. T. CLARKE,
Under Secretary.

E. T. Brissenden, Esq., Auckland.

No. 40.

Mr. H. T. CLARKE to Mr. BRISSENDEN.

Native Office (Land Purchase Branch), Wellington,
12th June, 1874.

SIR,—

I have the honor to draw your attention to the enclosed copies of Treasury vouchers for £100 and £20 respectively. These moneys were advanced to Hori te More and Arama Karaka and Mr. Sheehan (as trustees for Wi Apo) on account of the Pakiri Block when under negotiation by Colonel McDonnell. You are now requested to see that this amount is accounted for in your payments for the block.

I have, &c.,
H. T. CLARKE,
Under Secretary.

E. T. Brissenden, Esq., Auckland.

No. 41.

Mr. BRISSENDEN to Lieut.-Colonel St. JOHN.

(Telegram.)

Auckland, 29th August, 1874.
 RE Ara Kioire and Owhetu deeds. I await the return of Paora Tuhaere from Wellington to execute fresh deeds. The present ones are informal.

Colonel St. John, Wellington.

E. T. BRISSENDEN,
 Government Land Purchase Agent.

No. 42.

Mr. BRISSENDEN to the UNDER SECRETARY, Native Office.

SIR,—

Auckland, 3rd November, 1874.

I have the honor to enclose the Owhetu and Ara Kioire deeds. I trust you will now find them correct.

H. T. Clarke, Esq., Under Secretary, Native Office,
 Wellington.

I have, &c.,
 E. T. BRISSENDEN.

No. 43.

Mr. STANNUS JONES to the Hon. the NATIVE MINISTER.

SIR,—

Metropolitan Hotel, 18th August, 1874.

With the object of successfully carrying on a cattle run on my property at Cape Maria Van Diemen, distant many miles from any European settlement, I find it will be necessary to have a station midway between the extreme North and Auckland, and for this object I have been negotiating with the Native owners for a block of land, not exceeding 5,000 acres, Umukaikotare Rereawewere, on Punaketere Stream, above Te Taheke and near Otawa. Before commencing the survey I have thought it proper to make known my intentions to you. I wish to avoid any action that may in the slightest degree interfere with the Government. It is however of great importance to me that I should become possessed of this property, and I venture to hope you will see no objection to my doing so. In all my negotiations with the Natives I have, as you are aware, always acted strictly in accordance with the Government wishes. In this case, I believe, I cannot in the slightest manner interfere with your arrangements.

The Hon. the Native Minister.

I have, &c.,
 STANNUS JONES.

No. 44.

Lieut.-Colonel St. JOHN to Mr. BRISSENDEN.

(Telegram.)

August 20th, 1874.

STANNUS JONES writes he has been negotiating for 5,000 acres, named Umukaikotare Rereawewere, on Punaketere Stream, above Te Taheke and near Otawa. Is this not included in some of your Hokianga dealings? Answer by wire. He wants Government to let him have it.

E. T. Brissenden, Auckland.

By order,
 J. H. H. ST. JOHN.

No. 45.

Mr. BRISSENDEN to Lieut.-Colonel St. JOHN.

(Telegram.)

Auckland, 8th August, 1874.

REFER Jones to me. All blocks about Te Taheke must be included in my advances. He has stated here that he can compel the Government to give him any lands he may require. He must be kept out of the field. See letter next mail.

Colonel J. H. H. St. John, Wellington.

E. T. BRISSENDEN,
 Government Land Purchase Agent.

No. 46.

MEMORANDUM to the Hon. the Native Minister, Sir D. McLEAN, on Matters connected with Land Purchase in the Province of Auckland.

I HAVE received several telegrams from Colonel St. John in reference to negotiations now being carried on by Mr. Stannus Jones for a block of land in the Hokianga district. I gather from the tone of these telegrams that Mr. Jones has been in communication with the Government, and that you are anxious to ascertain how far the Government might, consistently with the public interest, allow Mr. Jones to proceed to purchase.

The question thus raised appears to me of such importance that it will justify me in trespassing on your time with a special memorandum upon it.

Although the block in question is in the heart of the district in which our operations are being carried on, and is surrounded by blocks upon which we have already paid deposits, yet it does not possess such importance, either from size or position, as to render it compulsory on Government to insist on its being acquired on public account. It has no special advantage of position: it is of first-rate quality.

It must be taken into account that Mr. Jones is a man who would be both willing and able to place serious obstacles in the way of Government operations, if his own transactions are interfered with, through his partner, Mr. S. Yates, who has been storekeeping over thirty years amongst the Maoris of the North. It is easy for a good business man with money to embarrass the Government in their dealings with the Natives, raising the prices, making misrepresentations, &c. For these reasons the Government may well consider whether it might not be advantageous to allow Mr. Jones to secure this block.

But again, the following considerations should be duly weighed before coming to any conclusion on the question. In the first place, Mr. Jones is only one of a number of persons, all men of means and position, who are now engaged in competing with the Government for the purchase of Native lands north of Auckland. Should the Government extend the privilege to Mr. Jones, these men will demand the same consideration, and would be equally troublesome to deal with.

Indeed, I infer from the telegrams that one of the number, Mr. William Earl, has addressed the Government on a similar subject. I would draw the attention of the Hon. the Native Minister to the number of cases identical with this south of Auckland. The action of the Government is being eagerly and anxiously watched by these people, and any favourable consideration shown to one would be regarded as a precedent by the other.

Secondly, the Natives are on the *qui vive*: they are not quite reconciled to the restrictions imposed by the Native Lands Act, as interpreted by interested parties, and will grumble if they hear of one or two of their people being allowed to sell to private parties at higher rates than the Government have been giving. Serious complications may arise in this way while matters are at this early stage of Government negotiations.

I would venture to suggest that if the Government come to the conclusion that, taking all the circumstances into consideration, Messrs. Jones and Earl should be allowed to secure their blocks, the matter should be dealt with very guardedly—for instance, the Government completing the purchase, and then handing them over to these gentlemen.

I will be glad to have your instructions at as early a date as possible, for it will be the first thing I shall be called upon to deal with, and should like to be in a position to carry out your wishes in their integrity.

I learn by telegram from Colonel St. John that Mr. Jones has made a claim on Government for £450, money paid to the Native owners for the lease of the Pakiri Block. The matter stands thus: Jones paid the Natives £300, and claimed £150 for expenses. The owners of the two-thirds of the block purchased by Government admitted the claim, and paid £300 to Mr. Jones's authorized agent, being their portion of the liability. Mr. Jones has now to receive £150 from the owners of the unpurchased portion (one-third) when it becomes Government property.

I would advise, as the Natives have admitted the claim, that the Government should pay over to Jones the £150: this would put them in possession of thirty-one years' lease of the portion of the block not yet secured.

I am glad to be able to report that my advices from the North were satisfactory on my return from Wellington.

I have sent Mr. Nelson moneys to advance on several blocks I wish to secure, and started Colonel McDonnell forward, north of Hokianga, to pay on other blocks on which I fear competition; and have remained myself to learn what I can of the movements of land speculators.

On Monday, the 7th, I proceed North to start the surveys.

The Hon. the Native Minister will pardon me for again referring to the subject of the commission to be allowed me on purchase. I submitted my proposals in writing for his consideration before leaving Wellington, and I shall feel thankful to ascertain how far they met with his approval. It will give me confidence to proceed vigorously in a work in which I feel assured I shall be able to give the fullest satisfaction to the Native Minister, and justify the confidence which he has hitherto kindly reposed in me.

Auckland, 4th September, 1874.

E. T. BRISSENDEN.

No. 47.

MEMORANDUM—*Re* PAKIRI.

I saw Mr. Brissenden yesterday. He informed me that he had gone carefully into the case, and that he was persuaded Mr. S. Jones should have the amount he recommended, as he believed the lease to have been a fair and legal transaction. Further, he said he was so persuaded of it that, as he had recommended that Mr. Jones should have the £150, if the Government now disapproved of it he would not object to its being charged to his commission.

2nd March, 1875.

J. H. H. St. JOHN.

No. 48.

Lieut.-Colonel St. JOHN to Mr. STANNUS JONES.

SIR,—

Auckland, 1st March, 1875.

In reference to your claims on the Pakiri Block, I am directed to inform you that the recommendation of the Land Purchase Agent in the North, Mr. Brissenden, has been approved, and that, on your surrendering to the Crown the interests you hold in the block, you will receive the sum of £150.

I have, &c.,

Stannus Jones, Esq., Auckland.

J. H. H. St. JOHN.

No. 49.

DEED.

THIS deed, made the twenty-sixth day of February, one thousand eight hundred and seventy-five, between Stannus Jones, of the city of Auckland, in the Province of Auckland, in the Colony of New Zealand, gentleman, in the first part, and Her Majesty Queen Victoria, of the other part: Witnesseth that for and in consideration of the sum of four hundred and fifty pounds sterling, paid by Her Majesty to the said Stannus Jones, receipt whereof he doth hereby acknowledge, he, the said Stannus Jones, hath bargained and sold, and doth hereby grant, assign, release, transfer, and set over unto Her said Majesty, her heirs, successors, and assigns, all that the kauri timber bargained, sold, and assigned unto Morton Jones and James Saunders Gibbons, by a certain deed of grant of agreement, dated the twenty-fifth day of December, one thousand eight hundred and seventy-three, and made, or expressed to be made, between John Sheehan, Arama Karaka, Rahui Kiri, and Hore te Mori, therein described, of the one part, and the said Morton Jones and James Saunders Gibbons, of the other part, and all others the rights, powers, authorities, ensuements, licenses, and privileges, given and granted by the said deed; as also the aforesaid deed of grant or agreement, and a certain other deed of assignment, dated the twenty-eighth day of March, one thousand eight hundred and seventy-four, and made, or expressed to be made, between the said Morton Jones and James Saunders Gibbons, of the one part, and the said Stannus Jones, of the other part, to hold the premises hereby assigned, and every of them, unto Her said Majesty, her heirs, successors, and assigns, absolutely for all the estate, interest, right, title, property, claim and demand at law or in equity, of him the said Stannus Jones therein and thereto: In witness whereof the said Stannus Jones hath hereunto subscribed his name and affixed his seal, the day and the year first before written.

Signed, sealed, and delivered by the said Stannus Jones, in the }
 presence of W. H. Armstrong, Solicitor, Auckland. } STANNUS JONES.

No. 50.

Mr. H. T. CLARKE to Mr. BRISSENDEN.

Native Office (Land Purchase Branch), Wellington,
 11th November, 1874.

SIR,—

I have the honor to acknowledge the receipt of your letter of the 3rd inst., covering two deeds (Owhetu, Ara Kiore), and to inform you that it is necessary to have all deeds registered before being forwarded to this office.

I have, &c.,

H. T. CLARKE,
 Under Secretary.

E. T. Brissenden, Esq., Auckland.

No. 51.

Major GREEN to UNDER SECRETARY, Native Office.

(No. 277.)

SIR,—

General Government Offices, Auckland, 17th December, 1874.

In accordance with the request contained in your letter No. 130, 11th November, 1874, I have the honor to return herewith, duly registered, the under-mentioned deeds:—

Conveyance P. Tuhaere and another to the Queen, of the Ara Kiore Block, Kaipara. Registered No. 50686.

Memorandum of Transfer No. 416 (indorsed on Crown grant), by P. Tuhaere and another, of the Owhetu Block, Kaipara.

I have, &c.,

The Under Secretary, Native Office
 (Native Land Purchase), Wellington.

EDWARD L. GREEN,
 (for General Government Agent).

No. 52.

Mr. BRISSENDEN to the Hon. the NATIVE MINISTER.

(N.L.P. No. 12.)

SIR,—

Wellington, 27th July, 1874.

I have the honor to report that Colonel McDonnell and myself have been working together in the purchase of land north of Auckland on General Government account with considerable success, having secured by purchase from the Native owners 350,695 acres, particulars of which you will please find attached in the form of a Schedule, which will show the blocks formerly negotiated for by Colonel McDonnell. I renewed negotiations for them, and settled as per vouchers and particulars forwarded this morning to the Hon. the Colonial Treasurer.

I much regret that it was out of my power to furnish returns last month. I found it impossible to do so, owing to the absence of several of the Native owners of the blocks then under negotiation. I may here state that immediately on my return I shall be able to conclude arrangements for at least 150,000 acres more of fairly good land, principally kauri and open forest land.

While at Ahipara I had occasion to see Timoti Poihipi and his people, and found them in a most deplorable state. They were suffering from typhoid fever; thirty-four of their number had died within three weeks. Timoti Poihipi had lost his wife and was seriously ill, as were many others when I left

them (7th July). They were dark and dissatisfied at the neglect of the Government officer of their district, saying he had not been near them, nor offered them the slightest assistance in the time of their great trouble.

I took the liberty of providing them with a few necessary comforts, and gave them £25 in cash on Government account, which I hope will meet with your approval.

The Hon. the Native Minister, Wellington.

I have, &c.,
E. T. BRISSENDEN.

Enclosure in No. 52.

SCHEDULE of Blocks of NATIVE LANDS purchased for Government North of Auckland.

No.	Name.	Quantity.	Price.	DESCRIPTION AND REMARKS.
1	Pekapekarau ...	5,025	2/6	Price fixed by T. B. Gillies, Esq., while Superintendent of the Province. Inferior broken kauri bush land at the back, with rich alluvial flats on river front.
2	Kairara Totarapaka	15,000	1/	Mangakahia. Kauri bush land, like the former in character.
3	Opuhete, One ...	5,968	£160	This is the land claimed by the Rev. — Baker. The Natives accepted the sum here mentioned in full satisfaction.
4	Awaroa ...	10,000	1/6	Between Mangakahia and Tautoro. Fair quality rolling fern land and open mixed bush, very good.
5	Takahue ...	25,000	2/4	Victoria Valley. Principally very good mixed open bush land, well adapted for settlement.
6	Uwhiroa ...	35,000	2/4	Victoria Valley. Same as the former; price of both pieces fixed by Lieut.-Colonel McDonnell.
7	Epakauri and Tauroa	20,000	0/3	North and West of the Victoria Valley. Two-thirds poor open rolling land, one-third fair flat land.
8	Rakauwahi ...	12,000	1/	North of Kaikohe. About one-half good open fern hills, the balance kauri bush.
9	Wharoro ...	10,000	1/6	Between Kaikohe and Mangakahia. Open fern and good land in mixed open bush.
10	Oikura ...	12,000	1/6	North of Kaikohe. Same description as the former block.
11	Tautoro ...	6,000	1/	Very good open mixed bush, volcanic fern land, part grassed.
12	Putumutumu ...	4,000	1/	Same description as above.
13	Mangawhera ...	6,000	1/	Same description, but inferior to the former.
14	Mataki ...	9,000	1/	Between Kaikohe and Hokianga. A good kauri bush and good mixed bush land, but broken.
15	Waitaroto ...	7,590	1/1	Head of Waiho Hokianga. About 500 acres kauri bush, the balance good flat and rolling land.
16	Waoku ...	17,650	1/5	First-rate open bush land, part of the block rough and broken. Price fixed by Lieut.-Colonel McDonnell.
17	Waoku No. 2 ...	15,000	1/5	First-rate open bush land, part of the block rough and broken. Price fixed by Lieut.-Colonel McDonnell.
18	One ...	2,700	4/	Hokianga. Flat and undulating splendid land; all been under cultivation.
19	Omahuta ...	45,000	1/6	Hokianga. Light mixed splendid bush land, with three magnificent bits of kauri bush.
20	Maunganui ...	20,000	1/6	Adjoining the Kaikohe and Waoku Blocks. A large kauri bush, part open bush, flat and fern land.
21	Waipona ...	40,000	1/6	Light mixed bush, fern, flax, and grassed ridges; back portion broken country.
22	Ngatuka ...	1,762	2/	Hokianga, North side. Good rolling country in front of block, kauri at the back.
23	Tautoro South ...	25,000	0/3	Principally poor open ridges, with a few patches fairly good mixed bush land.
Total acres ...		350,695		

Auckland, 24th July, 1874.

E. TORRENS BRISSENDEN.

No. 53.

MEMORANDUM to the Hon. DONALD MCLEAN, on Matters connected with the Land Purchase Branch of the Native Department.

On visiting the district North of Auckland, I found the Natives generally satisfied with Government measures. They did not appear to have any strong feeling on the subject of "The Native Lands Act, 1873," as asserted by interested Europeans, but professed to know very little about it, as no business had been transacted under it. The grand point upon which they insist, when discussing this question, is that complete facilities should be given to them to pass their lands through the Court when they sell or lease, and determine the interests of families and individuals, which they suppose the Act provides for.

They do complain at the great delay that occurs on the part of the Government in completing transactions for lands that their agents have negotiated with them for. They think the small deposit paid by Government agents is a trick to tie up their lands. I experienced considerable difficulty in renewing negotiations for the blocks formerly arranged for by other agents, and only succeeded by promising to comply with their demands—viz., that action should be taken at once to survey and pass their lands through the Court, when they would receive payment in full. I hope the Native Minister will see the advisableness of enabling me to fulfil this promise without delay.

If the suggestions I am about to make are carried out, it will enable me to be prompt in all transactions with the Natives, and I feel sure that it will enable me to purchase, survey, and pass through the Court from 500,000 to 700,000 acres of the best land North of Auckland, before the end of this year, at a great reduction on first cost and expenses.

Although it is a pleasure to be able to report satisfactorily of the operations conducted by me in the purchase of Native lands, yet the matters to which I have just referred have and are likely to have a prejudicial effect by retarding the progress of negotiations, and causing the Natives to entertain an unfavourable opinion of the Government as purchasers of land.

The first of the matter is in connection of the surveys of lands which are acquired and are being negotiated for. Under the present system, an indefinite delay frequently takes place before the survey of a block is undertaken and completed. As land is in most cases purchased by the acre, surveys are necessary to ascertain the contents of the block; many months elapse before this is done, and the Natives are kept during that time in a state of suspense and anxiety about the payment of the balance. This causes discontent and grumbling. They contrast the Government dealings with those of individuals who purchase on private account, when the money is generally paid down at the time of sale: the Government suffers by such comparison. On several occasions I have found this circumstance has induced them to regard overtures for the sale of land to the Government with disfavour. I venture to submit that every exertion should be made to enable the surveys to proceed almost contemporaneously with negotiations, so that the Government transactions could be vigorously carried on and promptly closed. This would give the Land Purchase Department a name amongst them, which would tend very much to facilitate the acquisition of country, and strengthen the hands of the officers against private speculators.

In the cases of the purchases made by me, I am prepared to undertake the duty of procuring cheap and accurate surveys of each block within a short time after the payment of deposit, and to answer for the perfect reliability of the work done. I would earnestly recommend this proposal to the favourable consideration of the Native Minister, and will, if instructed to that effect, be ready to undertake the duty at once. The cost of survey would be less, I think, than if undertaken by the Government in the ordinary way, and it would enable the Government to throw the lands open for settlement at an early date.

Of course it would be understood that all surveyors employed by me would be persons of whose professional fitness the Inspector of Surveys should be fully satisfied, and all work done by them be submitted to him for examination and approval before payment.

This, I submit, would leave the Survey Department the fullest control, and be a guarantee for reliable surveys.

The other matter is in regard to passing lands through the Court. The large nature of Government transactions, the fact that the Government is purchasing on public account and in the interest of the whole colony, renders it a not unreasonable demand that blocks handed over by them for investigation by the Native Land Court should not be governed by the cast-iron rules which are applied, and properly applied, to private purchasers. The technical requirements of the Act are, in many cases, hard to fulfil, and, the administrative arrangements being yet incomplete, difficulty is experienced in inducing the Native Land Court to undertake the investigation of titles. I would suggest that the Judges be requested to give the utmost facility to the passage of Government blocks through the Court, and to waive the enforcement of technical rules in such cases. The Government might agree to indemnify the Judges against any departure from the strict course of procedure required by the Act. Such an indemnification has, I understand, already been given in the case of certain blocks which are now in the course of investigation in the Land Court of the Province of Auckland.

It may be worthy of consideration by the Native Minister whether it would not be desirable to introduce in the Native Lands Act Amendment Bill, now before the House, a clause dispensing, in the case of public purchases, with checks and restrictions which the Act at present imposes upon all transactions, either public or private.

I am convinced the adoption of the recommendations which I have ventured respectfully to point out would wonderfully increase the prestige of the Land Purchase Department amongst the Native people, greatly shorten the time to fully complete purchases, materially reduce the cost of land in every way, and, in a short space of time, would put the Government in possession of a very large landed estate, and almost entirely exclude private speculation.

I desire also to bring under the attention of the Native Minister a subject of some importance as affecting the relations between the Government and the Rarawa and Ngapuhi, who are the largest landowners in the North. I refer to the case of Te Wake, the half-caste, in respect to which I formerly addressed some remarks to the Native Minister. It is known by the Natives that the Government are prepared to grant him a full pardon, upon the condition that he should surrender himself to the authorities at Auckland. Te Wake, though willing to give himself up to the Resident Magistrates at Hokianga or the Bay of Islands, has hitherto declined to come to Auckland for this purpose, for reasons which the Native Minister will readily understand. I am glad, however, to be able to report that, from personal conversation I had with Te Wake, I am positive the conditions which the Government has properly attached to the pardon will be accepted, if I am placed in a position to assure Te Wake the pardon has been issued, and awaits his arrival at the Mount Eden Gaol, Auckland. I would suggest that the pardon be issued and forwarded to the governor of the gaol, to be presented to Te Wake upon his rendering himself to the custody of that officer. By this course, the only ill feeling at present existing on the part of those Natives towards the Government will be removed.

Wellington, 3rd August, 1874.

E. T. BRISSENDEN.

No. 54.

The UNDER SECRETARY, Native Department, to Lieut.-Colonel McDONNELL.

Native Office (Land Purchase Branch), Wellington,

15th August, 1874.

SIR,—

As it appears from a late report received from Mr. Brissenden that that gentleman and yourself have been acting together successfully north of Auckland in land purchase operations, it has been deemed very advisable that such a course should be pursued in future operations. I am therefore directed by the Hon. the Native Minister to request you will continue to co-operate with Mr. Brissenden, and unite with him in his efforts to acquire lands for the Government. To obviate a duplicate set of accounts, Mr. Brissenden will obtain from the General Government Agent in Auckland the sums required by you jointly for your purchases, and will account for the same in the usual manner.

Lieut.-Colonel McDonnell.

I have, &c.,

H. T. CLARKE.

No. 55.

Lieut.-Colonel ST. JOHN to Mr. BRISSENDEN.

Native Office (Land Purchase Branch), Wellington,

21st August, 1874.

SIR,—

By direction of the Hon. the Native Minister, I have the honor to inform you that your suggestion respecting Mr. Nelson's salary has been approved, and that gentleman is to receive as full salary, including every allowance, the sum of £1 10s. per diem, commencing from 1st July last.

E. T. Brissenden, Esq., Auckland.

I have, &c.,

J. H. H. ST. JOHN.

No. 56.

MEMORANDUM to the Hon. Sir D. McLEAN on Matters connected with the Land Purchase Branch of the Native Department.

I ARRIVED here on the 18th instant, and proceeded at once to push forward the work I had in hand. I experienced difficulty in soothing the feelings of the Inspector of Surveys. He seemed anxious to object, on all points, to my taking any action in the matter of surveys, although he acknowledged his inability to carry on the work at a definite time. Without going into particulars I may state the affair is settled between us: he has approved of the surveyors proposed by me, and is to send his first assistant to oversee and to connect the various blocks under survey with his trigonometrical stations. By this plan I shall succeed in completing my transactions at an early date, and the Government will secure an accurate map of the country.

I would advise that any application made by Mr. Stannus Jones, or others, for the sanction of the Government to acquire lands direct from the Native owners, be refused. It would prevent opposition and confusion. In making such applications the parties are likely to misname blocks, under-estimate the acreage, &c., &c. I feel sure that if the Government permits it in one case they will be inundated with applications.

It would be far better for the Government to agree to sell to applicants the land applied for at a nominal price than to make any such promises.

Mr. Jones is the head of a ring of small speculators, and plumes himself on being able to work the Government and their agents as he likes.

Several of the Northern Natives are here, and express themselves pleased with the prospect of a speedy survey and an early Court. Using despatch will do much to make future negotiations easy. I only require funds to enable me to make a good return in a short time.

I enclose letter from the Inspector of Surveys in reference to Dalton's claim for survey of Patetere No. 2, and hope it will enable you to authorize me to settle.

Auckland, 22nd August, 1874.

E. T. BRISSENDEN.

Enclosure in No. 56.

Mr. HEALE to Mr. BRISSENDEN.

SIR,—

Inspector of Surveys' Office, 20th August, 1874.

In respect of the payment for the survey work by Mr. Dalton, on Patetere No. 2, I see that the last reference made to me was by the Hon. Dr. Pollen, requiring information as to the actual value of the survey to the Government, and observing that the Government could only recognize the surveyor as the party to be paid.

To this I replied, with a hope that as Jones had supplied necessities, and had appealed to me, his claims might be met.

E. T. Brissenden, Esq.

I have, &c.,

THEO. HEALE.

No. 57.

MEMORANDUM for H. T. CLARKE, Esq., Under Secretary for Native Office.

REFERRING to my verbal communication with you on the subject of commission being allowed on leases and purchases of Native lands, I have the honor to submit the following proposition in reference thereto:—

1. If the Government are willing to remunerate me by commission, I shall not require or expect any salary, part commission, or expenses allowance, except for my interpreter, whose pay and allowance should be those submitted for your approval to-day.

2. I will accept as commission on all leases one penny halfpenny ($1\frac{1}{2}$ d.) per acre, and on purchase threepence (3d.) per acre in full payment for my individual services.

Should these proportions be considered reasonable, I would of course expect that the fullest facilities should be given to me for carrying on and completing negotiations as to the supply of funds and other matters, so long as my operations are carried on in a manner satisfactory to the Hon. the Native Minister.

Wellington, 15th August, 1874.

E. T. BRISSENDEN.

No. 58.

Mr. BRISSENDEN to the Hon. the NATIVE MINISTER.

SIR,—

Wellington, 29th September, 1874.

I beg to draw your attention to the proposal of mine to you, that I should receive a commission instead of working for the Government for a salary. I have again to ask you to consider the proposal, for under the present system I am losing both time and money, so that I cannot in justice to myself continue under the present arrangement. I shall therefore be obliged if you will advise me of your decision.

The Hon. the Native Minister.

I have, &c.,

E. T. BRISSENDEN.

No. 59.

Mr. H. T. CLARKE to Lieut.-Colonel ST. JOHN.

(Telegram.)

Government Buildings, Wellington, 28th October, 1874.

No. 140. *Re* Brissenden's communication, quite agree with you, that some definite understanding should be come to, the sooner the better. Will you see Hon. Native Minister about it, and recommend the offer of twopence commission be made. Of course Brissenden must report every block he proposes to acquire, and the price per acre, before any money is paid to Natives; good title must be established before any commission is paid. In fact the same instructions given Mackay should apply to him.

H. T. CLARKE, U. S.

No. 60.

Lieut.-Colonel ST. JOHN to Mr. BRISSENDEN.

SIR,—

Napier, 30th October, 1874.

With reference to a proposal of yours that instead of a salary you should receive a commission on lands purchased by you, I have now the honor, by direction of the Hon. the Native Minister, to make you the following offer:—

1. That for every acre of Native land in the North purchased by you, and to which the Government has obtained a clear and undisputed title through you, you should receive the sum of twopence.

2. The amounts which you have already received or which are still due to you as salary, &c., to be considered as part of the total commission to which you will be entitled on the conclusion of your transactions. Should you agree to the above proposals it will be necessary you should not enter into negotiations for blocks of land or make advances upon them without having first reported upon them, stating their quality and price, and obtained the approval of the Government to the purchase.

E. T. Brissenden, Esq., Auckland.

I have, &c.,

J. H. H. ST. JOHN.

No. 61.

Mr. BRISSENDEN to Lieut.-Colonel ST. JOHN.

SIR,—

Auckland, 30th December, 1874.

I had the honor to receive a communication from you dated Napier, 30th October, 1874, making me an offer, on behalf of the Hon. the Native Minister, of a commission of twopence (2d.) per acre on all lands purchased by me for the Government.

I beg leave to state that I accept the commission and the conditions therein mentioned.

I did not receive this letter until my return to Auckland, December 12. For a few days I delayed replying to it, in hopes of having a private interview on this subject previous to my doing so.

Colonel J. H. H. St. John, Auckland.

I have, &c.,

E. T. BRISSENDEN.

No. 62.

Mr. BRISSENDEN to Lieut.-Colonel ST. JOHN.

SIR,—

Auckland, 21st January, 1875.

On bringing the accompanying letter into town, I found that you had left for Wellington; therefore delayed the delivery until your return. A few days after your departure Sir Donald McLean made some remarks about his dislike to the system of commission, and that he would prefer paying a

lump sum ; but, having received no communication from him by letter, I now forward you my original acceptance of Sir Donald's offer.

Colonel J. H. H. St. John, Auckland.

I have, &c.,
E. T. BRISSENDEN.

No. 63.

Sir D. McLEAN to Mr. E. T. BRISSENDEN.

SIR,—

Auckland, 23rd January, 1875.

With reference to the offer made to you of a commission on lands purchased by you for the General Government, north of Auckland, and to your letter of the 30th December on the same subject, I have the honor to once more state the terms on which commission will be given.

1. On all lands purchased by you from the Native owners, north of Auckland, and handed over by you to the Government, with a clear and undisputed title (except such lands as are referred to in a subsequent paragraph), you will be allowed a commission of twopence per acre.

2. All moneys and allowances received by you up to the 30th October, on account of your transactions in the North, will be charged against your commission ; and you will understand that all expenses for interpreters, &c., after the same date, will likewise be borne against the same.

It would be desirable that you should consult the District Officer in the various stages of your negotiations, as he will be able to inform you if any latent claims exist, which might cause difficulty hereafter. The lands having once passed through the Court, you can deal then with them so as to obtain a clear and legal title for each block : you will then be able to complete the transaction.

I have to request you to close up and bring to a conclusion each negotiation in which you are engaged, as I consider that, beyond the blocks already under negotiation, there is little land which the Government at present desire to acquire.

In asking you to finish the Northern transactions, I have to except the Takahue and Uwhiroa Blocks, Victoria Valley, amounting to 40,000 acres, which Lieut.-Colonel McDonnell undertook to purchase some time ago, and which he is to carry through and complete.

Where any complication or difficulty is likely to arise between contending parties of Natives with respect to land, no purchase is to be proceeded with.

E. T. Brissenden, Esq., Post Office, Auckland.

I have, &c.,
DONALD McLEAN.

No. 64.

Mr. BRISSENDEN to Lieut.-Colonel ST. JOHN.

SIR,—

Auckland, 26th August, 1874.

Since writing for the "Luna" mail, I received your telegram *re* Pakiri Block. I note all you say, and will give the recovery of the sums therein mentioned my best attention.

Mr. Stannus Jones's lease for the forest on the Pakiri Block has been absorbed by the Government purchase. I am endeavouring to purchase the third portion of the block, now in the hands of the Native owners ; when done, I shall make the title good at the first sitting of the Native Land Court at Kaipara.

I am much annoyed at being detained another week from my duties in the North, owing to the want of funds. Major Green tells me he has received £3,000 ; in sending that sum forward, the Treasury Department say they will instruct him how to distribute it. In the meantime I am detained. Considering the several private parties in the field North, I may consider the delay will give me much to undo, through the procrastination of the department.

The sooner the new system of commission is adopted the better it will be for the Government, and, I may add, for myself. The present one will not answer me.

Colonel J. H. H. St. John, Wellington.

I have, &c.,
E. T. BRISSENDEN.

No. 65.

Lieut.-Colonel ST. JOHN to Mr. BRISSENDEN.

SIR,—

Native Office (Land Purchase Branch), Wellington,
29th August, 1874.

I have the honor to acknowledge the receipt of your letter of the 26th instant, and in reply have to inform you that £2,500 has been placed in the hands of Major Green for your disposal in land purchases.

If you require more, all that will be necessary will be for you to apply for it through Major Green, specifying blocks for which it is wanted.

E. T. Brissenden, Esq., Auckland.

I have, &c.,
J. H. H. ST. JOHN.

No. 66.

Lieut.-Colonel ST. JOHN to Mr. BRISSENDEN.

SIR,—

Native Office (Land Purchase Branch), Wellington,
3rd September, 1874.

I have the honor to enclose for your information a return of amount of money paid on blocks now under negotiation by you, made before you undertook their purchase.

E. T. Brissenden, Esq., Auckland.

I have, &c.,
J. H. H. ST. JOHN.

No. 67.

Lieut.-Colonel ST. JOHN to Mr. BRISSENDEN.

Native Office (Land Purchase Branch), Wellington,
18th September, 1874.

SIR,—

I have the honor to inform you that Mr. Commissioner Kemp has forwarded to this office reports showing that he has completed the negotiations for the purchase of the two blocks of land named in the margin. Wairoa.
Purua.

These being two pieces of land included in his former negotiations, he has brought the transaction to a close in accordance with the agreement entered into when you relieved him of North of Auckland purchases.

E. T. Brissenden, Esq., Russell.

I have, &c.,
J. H. H. ST. JOHN.

No. 68.

Mr. BRISSENDEN to the Hon. the NATIVE MINISTER.

SIR,—

Wellington, 28th September, 1874.

I beg to report that I have seen Judge Maning on the subject of passing the blocks of land for which I am in negotiation in the North through the Native Land Court.

In conversation with him, I ascertained his views were in opposition to any action of the Court under the new Act.

With regard to my own negotiations, he advised that the Government purchases should not be brought before the Court, but that the Government should trust to the result of my investigation. I told him I was not prepared for such a responsibility.

Then he suggested that a Judge of the Native Land Court should conduct investigations of title previous to my completing purchases, and that, on his being satisfied, the land should be bought and declared waste land.

I pointed out to him that he himself had already so much work in hand under the old Act, that it was hardly to be expected that he could devote the time necessary for this. He then suggested that there were more than one Judge; that, if I made the request, no doubt the Government would authorize me to act for them in this matter. I therefore shall be glad if the Government will consent to this arrangement, and to receive instructions on the subject.

With reference to surveys, I have made every arrangement with Captain Heale, and they are being vigorously pushed forward.

I will point out the necessity for a speedy decision on the above, as the number of speculators anxious to purchase lands is daily on the increase.

The Hon. the Native Minister.

I have, &c.,
E. T. BRISSENDEN.

No. 69.

Lieut.-Colonel ST. JOHN to Mr. BRISSENDEN.

Native Office (Land Purchase Branch), Wellington,
16th October, 1874.

SIR,—

In reply to your letter of the 28th of September, respecting passing through the Native Land Court the blocks which you have under negotiation in the North, I have the honor to inform you that a memorial of ownership from a Judge of the Native Land Court will be sufficient to insure the title to the Government.

It is, however, necessary that, as a preliminary step, a request to the Chief Judge for an investigation should be made in each block by not less than three of the claimants, as per clause 34, "Native Lands Act, 1873," and you should therefore take measures to have such applications forwarded without delay.

You should also report to this office when they have gone in for each of the different blocks.

E. T. Brissenden, Esq., Auckland.

I have, &c.,
J. H. H. ST. JOHN.

No. 70.

Lieut.-Colonel ST. JOHN to Mr. BRISSENDEN.

Native Office (Land Purchase Branch), Wellington,
22nd October, 1874.

SIR,—

I have the honor to forward you a copy of a voucher just received for the survey of a block which does not appear in any of your reports. In reference to it, I am directed to inform you that the account has this time been scheduled, and to point out to you that much inconvenience results from the non-receipt at this office of periodical reports from Land Purchase Officers. Whenever an negotiation is begun for a fresh block, it should be at once notified, and the name then given to it adhered to in future communications. In case it should be found requisite to alter the designation of the block, intimation of the change should be given without delay.

In addition to the occasional reports, all Land Purchase Officers are requested to send in a quarterly return showing the state of their different negotiations and the amounts they have paid on

each block. Such a return is absolutely necessary, and I am instructed to request you not to fail in forwarding it at the proper times.

E. T. Brissenden, Esq., Auckland.

I have, &c.,
J. H. H. St. JOHN.

No. 71.

Lieut.-Colonel McDONNELL to Mr. H. T. CLARKE.

SIR,—

Auckland, 22nd October, 1874.

I have the honor to report, for the information of the Government, that, according to instructions, I proceeded North with Mr. Brissenden from Auckland to negotiate with him for the purchase of land from the Natives.

On arriving North, we succeeded in acquiring several new blocks, and continued the negotiating of those which I believe Mr. Brissenden has already reported as having been partly acquired.

On the 16th ultimo I was unfortunately taken very ill, which prevented my continuing our work. It had been thought absolutely necessary by Mr. Brissenden and myself that he should proceed to Auckland, and to Wellington if necessary, to confer with Sir Donald McLean on subjects relating to the lands we are dealing for.

During his absence, and on the 25th ultimo, I partially recovered, and resumed my duty. The following is a report of what has since been done:—

On the 25th September, I went to see a block named "Waihoanga," near the Omapere Lake, and purchased it for 1s. per acre. It has since been surveyed, and contains about 3,000 acres.

On the 26th September, I rode to Mangakahia, on my way to Kaihu, on the Wairoa, to meet the chief Parore by a former engagement about a tract of country offered me some months ago. The Mangakahia Natives had assembled to meet me, but I deferred much I had to say until I returned. On the 28th September, I started for Kaihu with several of the Mangakahia chiefs, camped in the forest, and on the evening of the 29th arrived at our destination. As Parore happened to be at that settlement, we met the same night, and after a few hours' talk I succeeded in arranging for the purchase of a large block of fine country, nearly all forest. Some reserves are to be allowed, but not of any great extent. The price I had some difficulty in arranging—2s. 6d., the price of Pekapekarau and other blocks at Mangakahia, being mentioned and asked for. However, as I had hinted to the Mangakahia Natives that I intended to request them to reduce this price per acre on my return, I told Parore that I could not give this sum. I showed him the advantage that would be derived when these lands were occupied by Europeans, using arguments of my own for that object. Eventually, the price was fixed at 1s. 3d. an acre; but Wharepapa, of Mangakahia, having succeeded in getting a sort of agency from the owners in his hands, has to be paid £200. I do not doubt being able to effect a very great saving on this before the purchase is completed. I merely mention how this stands now, and which I have agreed to conditionally. The following morning I left Kaihu for Mangakahia, and took the opportunity of having as good a look at the country as circumstances permitted; but I did not feel well enough to do more. We reached Mangakahia on the evening of the 1st October, and proceeded at once to hold a meeting, which lasted till past midnight, and the following is the result of what I have effected:—

The blocks of land formerly arranged for, Pekapekarau, Wharekahakaha, the survey of which has been completed, and Opoteke, now under survey, which I estimated at 5,000 acres, but which will be now over 12,000, were agreed to be purchased at the rate of 2s. 6d. per acre. The arrangement I have now made with all the principal men, excepting one who will do what I tell him, is that the money they have already received on these blocks, about, I think, £750, is to go at the former rate of 2s. 6d. an acre; but the remaining portion of the land, amounting in round numbers to 13,000 acres, is reduced to from 2s. 6d. to 1s. 3d. an acre, effecting a saving of about £800 to the country, less £50 I made presents of. I arranged with certain of the influential men about this before I met Parore, otherwise neither himself nor his people would have taken less than 2s. 6d. for their lands. After this had been settled, the boundaries of Parore's block were added largely to by the Mangakahia people, forming the whole into one large block, in which there are to be but few reserves. The area is extremely difficult to estimate, it being mostly forest, but the whole of Tutamoe and Kairara is included. I think that if the boundaries named are adhered to there will be about 75,000 acres, perhaps more. The soil is for the most part fair, but in many places equal to the Victoria Valley in quality. The forests of kauri are of the best—many trees I passed running from 70 to 90 feet without a branch, and from 5 feet to 7 feet in diameter, and to be got to water without much difficulty, the ground sloping away to creeks that in freshets would float a large vessel, and emptying themselves into the Mangakahia River.

On the 2nd October I left for Ohaeawai, and on the 3rd I rode to Te Taheke, where I procured a boat and pulled to the Hokianga Heads. The next morning I hired a horse and reached Whangape, arriving at Ahipara the following day. A large number of Natives were collected here to confer with Mr. Nelson. I handed that officer over a block named "Epakauri," that had been partially negotiated for by Mr. Brissenden and myself during a former trip on the coast. Here I arranged for the purchase of a block named "Te Tauroa," estimated to contain about 13,000 or 14,000 acres; price per acre to be 4d. There is little good land in it.

An extremely good piece of land was then brought forward, that I had vainly endeavoured to get before when negotiating for the Victoria Valley and other blocks. £1 was demanded, and then the price fell to 10s. an acre. This block is named "Orowhana." There is much kauri on it, tall, straight, and available, and the soil is very good. I have arranged the price at 3s. an acre, and there are some thousands of acres. I returned the following day to Whangape, and reached Herd's Point on the 9th instant, where I met Mr. Brissenden, who had just returned from Auckland, business with the Natives detaining him there the following day. I proceeded to Ohaeawai, hearing some chiefs I had written to had arrived there to see me from Whangaroa. On my way I called at Otawa, by the wish

of Ngeitu and Ngateue tribes, and purchased a large slice of land adjoining the Waoku; price 1s. 5d. an acre.

I reached Ohacawai the same evening, and met the Whangaroa chiefs on Monday, the 12th instant. I paid them a deposit of £50 on their blocks of land in their district, acreage and price partially arranged for; but I am to meet them at Whangaroa the next time I go North.

The next day, 13th, I purchased a block near the Waitaroto named "Okaka," about 5,000 acres more or less, price to be 1s. 3d.; also another block, acreage not known, price to be fixed in future, but survey is to commence at once.

When my health is restored I shall proceed North again, as there is yet much work to be completed in all the lands I have mentioned about, for there is great jealousy existing, and the greed for money is unbounded, leading the Natives to all sorts of tricks and devices to obtain advances. I have been constantly at work day and night, sometimes working till daylight to accomplish our object, with the exception of the time I was laid up.

I have, &c.,
THOS. McDONNELL,
Land Purchase Commissioner.

H. T. Clarke, Esq., Under Secretary, Native Office.

No. 72.

Mr. BRISSENDEN to Mr. H. T. CLARKE.

SIR,—

Auckland, 3rd November, 1874.

I have the honor to report that I have secured by purchase, and paid deposit on account of Government on several blocks of land north of Auckland, a schedule of which I enclose. Nearly all of them are now under survey. I may state that the land is of the general mixed character, as it necessarily must be in so large an area. I have been as particular as possible to select the best at the lowest price.

H. T. Clarke, Esq., Under Secretary, Native Office,
Wellington.

I have, &c.,
E. T. BRISSENDEN.

Enclosure in No. 72.

A SCHEDULE of LANDS purchased for the GOVERNMENT by E. T. BRISSENDEN, North of Auckland, since August 20th, 1874.

No.	Name of Block.	District.	Remarks.
1	Punakitere	Hokianga	
2	Waimamaku	"	
3	Pakanae	"	
4	Kanae o Ruruwahine	"	
5	Pawhero	"	
6	Tukuwhenua and Oteraite	"	
7	Kuhuera	"	
8	Pukowhaeaihi	"	
9	Pawhero	"	
10	Wai Hoanga	Bay of Islands	
11	Wairau	"	
12	Rakauhongi	"	
13	Orowhana	"	
14	Te Aua Tuturu	Whangape	
15	One No. 2	Hokianga	
16	Okorihi	"	
17	Ponewhanua	"	
18	Kahumaku and Rairoa	"	
19	Unuhaia, Te Huia, Te Patoa, and Opuiti	Whangaroa	
20	Turata	Hokianga	
21	Omatoroa	"	
22	Taraire	"	
23	Mangatairaire	Bay of Islands	
24	Tutamoe	Kaipara	
25	Te Takanga	Hokianga	
26	Waipona*	Kaipara	
27	Ngapuku	Hokianga	

* (26) This block is in my former report. I have since extended it from Hokianga Heads to Kaihu, comprising now nearly 100,000 acres: its former area was about 40,000 acres. I believe I am much under the mark. The blocks here mentioned at 200,000 acres.

November 3rd, 1874.

E. T. BRISSENDEN.

No. 73.

MEMORANDUM to Sir DONALD McLEAN on Land Purchase Matters North of Auckland.

I HAVE to report considerable progress in the acquisition of Native lands for the Government north of Auckland, made since my last report.

I have been able to add about 200,000 acres, comprised in very many blocks, as the holdings are but small in the Ngapuhi country.

I have done my utmost to secure good land fit for special settlement, also kauri lands. On the whole, I think I have been fairly successful, though there will be necessarily a certain quantity of land, in each block, of inferior quality: this it is impossible to avoid.

I understand you are likely to visit Auckland shortly, when I hope to have the honor of a personal interview, there being much I wish to communicate and consult you upon.

I have not yet received a communication from you *re* my commission, as I was led to expect when leaving Wellington; however, from what you said, I look upon the matter as settled, and trust you will notify me officially at your earliest convenience.

There is no Native matter of importance to communicate.

Sir Donald McLean, Wellington.

E. T. BRISSENDEN.

No. 74.

Lieut.-Colonel McDONNELL to Mr. H. T. CLARKE.

SIR,—

Auckland, 28th November, 1874.

I have the honor to state that I received your telegram in answer to mine of the 16th instant, respecting land negotiations at Whangaroa. I would have followed the advice contained therein had I known for a certainty where Mr. Brissenden was to be found, or had I felt well enough to have undertaken the following of him up, and getting the money I so much required, and for the want of which I had to encounter much difficulty; but the probability would have been that, while employed thus, these blocks of land would have passed into the hands of private persons before I could have been in time to prevent it.

In October last, I met some Whangaroa chiefs at Ohaeawai by appointment, and gave them a deposit of fifty pounds (£50) on certain lands; the price was left then to some future time.

Otangaroa and the Patoa Blocks, fertile and well-situated land, were offered to me also; and which I agreed to take. Europeans about Mangonui, hearing I had been negotiating these lands for Government, seem to have desired to possess them, and commenced to bargain for them. Receiving information in Auckland from Natives employed by me to guard the interests I am dealing for, I saw the necessity of communicating with the Government and obtaining some money to proceed to Whangaroa with, especially as these two blocks are very valuable, and will become more so.

Upon my arrival at Whangaroa I sent a messenger for Mr. Clarke, surveyor, to come in; when that gentleman informed me he had been especially cautioned by settlers residing at Mangonui not to attempt the survey of Otangaroa and Patoa Blocks, as the Natives had told them the surveyors would be shot, and that bloodshed amongst the Natives would ensue, but that, at the very time Mr. Clarke was told this, the same parties were negotiating the land for others.

I had a long talk with the Natives, and showed them the stupidity of listening to Europeans who only made a cat's-paw of them for their own interests; but, to do justice to the Natives, I feel certain they never entertained any of the designs attributed to them, but if they have said anything at all they have been required to say so for a purpose. I have desired Mr. Clarke to proceed, as soon as he has completed the block he is now on, with the survey of Otangaroa and Te Patoa. The principal owners have signed an agreement to sell to the Government as soon as it has passed the Native Land Court.

Not having any money to pay as a deposit on the land, I had considerable difficulty, and did not fix a price. I excused my being without cash as I best could, telling the Natives I would bargain for the price per acre after the survey and Land Court is over.

The morning after the above arrangements were concluded, Mr. Simpson, a surveyor, called upon me, and informed me he had been sent from Ahipara, and desired to come on to Whangaroa, and commence the survey of Whangaroa and Te Patoa. I sent him back at once, telling him the land was under negotiation for Government, and that Mr. Clarke had instructions to survey it. I have put Mr. Simpson in the way of obtaining work further North.

I have estimated the acreage of Otangaroa and Te Patoa Blocks at 9,000 acres, but I am assured by Mr. Clarke that there will be a much larger area. The land is of good quality, and on the Patoa there is some very fine timber; the country is easy of access, and well adapted for immigration purposes and for settlement.

I have arranged for the Huia Block, of 4,000 acres, for 1s. 3d. per acre. There is on this land some valuable timber.

The Unuhia Block, of 6,000 acres, for 1s. an acre.

The Waitapu Block, of 2,000 acres, for 2s. 6d. an acre, but which I think I will be able to reduce to 2s. by-and-by.

And the Opuiti Block, of 150 acres, at 2s. 6d. an acre.

The £50 paid away at Ohaeawai is distributed for the four blocks of land named under:—
Te Huia Block, 4,000 acres, £10; Unuhia Block, 6,000 acres, £20; Opuiti Block, 2,000 acres, £10; Waitapu Block, 150 acres, £10: total, £50.

I have, &c.,

THOS. McDONNELL,

Land Purchase Commissioner.

Mr. H. T. Clarke.

No. 75.

Mr. BRISSENDEN to Mr. H. T. CLARKE.

SIR,—

Auckland, 19th December, 1874.

I have the honor to report the purchase in the North, from the 3rd November to date, of the blocks of land a list of which I attach.

I find the Natives are holding land firmer than on my former visits, and show considerable disinclination to sell owing to the opposition offered to the Government by private parties: not that many of the Europeans are real purchasers; they oppose the Government on principle, trusting a day may

come when, the present laws being done away with, they may be able to make their own terms with the Maoris.

I have not urged the Natives to sell, but on the contrary assume a reluctance to purchase.

The lands secured on this last trip are a good average lot, closing in former purchases, and generally well situated.

Lands in the district of Whangarei are of a first-rate quality, but held at prices far beyond what it would be prudent for Government to give; but there are a few blocks near the town of which I expect to have the offer, at from 2s. to 3s. per acre: at these figures they would be reasonable. This district generally is the best and most flourishing I have seen in the North; but I must here mention that I consider the Upper Wairoa and Mangakawhia districts as thoroughly suitable for special settlements.

There are but few large blocks of land in the North unpurchased. I think about 200,000 acres of eligible land can yet be secured by judicious negotiation: the progress will be slow owing to the blocks being small.

Mr. H. T. Clarke.

I have, &c.,
E. T. BRISSENDEN.

LIST of Blocks of LAND purchased for General Government from 3rd November to date.

- No. 1. Okaka, 1s. 3d. per acre, Hokianga.
- " 2. Waimatenui, 1s. 3d. per acre. Bay of Islands.
- " 3. Otangaroa, 2s. per acre, Hokianga.
- " 4. Mokau, 2s. 6d. per acre, Bay of Islands.
- " 5. Kioreroa, 2s. 6d. per acre, Whangarei.
- " 6. Tokowhero, 1s. 3d. per acre, Mangakawhia.
- " 7. Tunapohipohi, 1s. 6d. per acre, Bay of Islands.
- " 8. Mangakinga, 1s. 6d. per acre, Hokianga.
- " 9. Te Katote, 1s. per acre, Hokianga.
- " 10. Te Mata, 1s. 3d. per acre, Hokianga.
- " 11. Te Whau, 1s. per acre, Hokianga.
- " 12. Pukehina, 1s. per acre, Hokianga.
- " 13. Whakarongorua, 1s. 6d. per acre, Hokianga.
- " 14. Taiha, 1s. 6d. per acre, Hokianga.
- " 15. Whataipu, 1s. 6d. per acre, Hokianga.

Total acreage of the blocks estimated at 50,000 acres.

E. T. BRISSENDEN.

No. 76.

The Hon. Sir D. McLEAN to Mr. BRISSENDEN.

SIR,—

Auckland, 29th December, 1874.

I beg to inform you that I have learned by correspondence forwarded by Mr. Williams, R.M., that an objection is raised to the survey of Otangaroa and Te Patoa by the chiefs Hongi Hika and Paora Uraroa, on the grounds that deposits upon these lands were paid to Turenui Naihi, Tamora, and Hohepa te Taha, without their knowledge or approval. I should like to hear from you on this subject, as nothing so tends to render transactions abortive as attempts to get hold of two or three owners without the consent of the rest. In such a case Natives consider that an effort is being made to take an individual advantage of them.

Rumours have also reached me that in sundry purchases reserves are being made by the Natives under agreement that, when all arrangements are completed, they are to dispose of them to private individuals. This would amount to the fact that the pick of the lands would be reserved at first and then pass into the hands of private persons, while all the refuse would become the property of the Government.

I have also a report from the Inspector of Surveys in which he complains that, in consequence of your action, Mr. Stephens has been detained at Mangakawhia for fifteen days, for which he, of course, charges; that you informed him that the Wairoa survey could not yet be gone on with; and yet that a few days after you put on another surveyor.

On all these points I shall be glad if you will give me a clear and explanatory statement.

Mr. Brissenden.

I have, &c.,
D. McLEAN.

No. 77.

Mr. BRISSENDEN to the Hon. the NATIVE MINISTER.

SIR,—

Auckland, 30th December, 1874.

I have the honor to forward you a memorandum report of lands negotiated by me for the General Government from March, 1874, to date, showing price per acre, actual moneys advanced on each block, and area so far as known.

I have also the honor to submit to you a list of blocks for which I am now in treaty with the owners.

The surveys of the blocks have been pushed forward with great vigour by Percy Smith, Esq., chief assistant of Inspector of Surveys.

At the rate at which the work is now progressing the whole of the blocks will be finished before the end of the summer.

The Hon. the Native Minister, Auckland.

I have, &c.,
E. T. BRISSENDEN.

MEMORANDUM OF NATIVE LANDS PURCHASED FOR THE GENERAL GOVERNMENT BY E. T. BRISSENDEN.

No.	Name of Block.	District.	From whom purchased.	Price per Acre.	Moneys advanced.	Area estimated.	Remarks.
				s. d.	£ s. d.	Acres.	
1	Ara Kioire ...	Kaipara ...	Paora Tuhaere and another ...	...	11 0 0	470	This block was purchased for £10. Interpretation of deed £1 (Mr. Woon). Crown grant.
2	Awara ...	Mangakahia ...	Kauraki and others ...	1 6	15 0 0	...	Soil very good, open and bush. Survey completed.
3	Epakauri ...	Mangonui ...	Te Waka Rangamui and others ...	0 4	70 0 0	...	Soil mostly indifferent, open and a little bush.
4	Kaiara ...	Hokianga ...	Ramaruru and others ...	1 0	10 0 0	...	Soil mixed character, part good bush
5	Kause o Ruruwhine ...	Hokianga ...	Rikihaia and others ...	1 3	75 0 0	...	(Whangape) soil tolerably good, timbered. Under survey.
6	Kahumaku ...	Hokianga ...	Te Whata and others ...	1 6	65 0 0	...	Soil first quality, timbered land; broken near Otawa. Survey to commence first week in January.
7	Kioreroa ...	Whangarei ...	Te Tatau and others ...	2 6	150 0 0	...	Soil very good in places; limestone; situation valuable, near the town of Whangarei.
8	Mataki ...	Hokianga ...	Perene Tiaonui and others ...	1 0	30 0 0	...	Soil indifferent. Bush and open.
9	Mangataraire ...	Bay of Islands ...	Te Whata and others ...	1 5	20 0 0	...	Soil pretty good, timbered. Survey completed.
10	Mokau ...	Bay of Islands ...	Heremaia, Te Ara, and others ...	2 6	20 0 0	...	
11	Mangakino ...	Hokianga ...	Honi Mohi Tawhai and others ...	1 6	30 0 0	...	Soil tolerably good; mostly bush.
12	Ngatunaka ...	Hokianga ...	Wi Tana Papahia and others ...	...	94 0 0	1,700	Soil good, part open and grassed, part valuable bush. Surveyed, and through the Court.
13	Nukaka ...	Mangakahia ...	Pepini and another ...	2 0	30 0 0	...	Soil good, broken. By Colonel McDonnell.
14	Owhetu ...	Kaipara ...	Paora Tahane and another ...	...	100 0 0	520	Price for block. Part open and good, part bush. Crown grant.
15	Opuheteone ...	Mangakahia ...	Te Ware and others ...	...	35 0 0	...	Soil pretty good, bush, broken. Survey completed.
16	Okura ...	Hokianga ...	Te Momohanga and others ...	1 6	100 0 0	...	Soil indifferent; mostly wooded. Survey completed.
17	One ...	Hokianga ...	Honi Mohi Tawhai and others ...	...	60 0 0	2,700	Old Native cultivations; soil very good. Surveyed, and through the Court.
18	One No. 2 ...	Hokianga ...	Piri Tera and others ...	1 0	5 0 0	...	Soil excellent; broken. Under survey.
19	Omataroa ...	Hokianga ...	Perene Tiaonui and others ...	1 3	30 0 0	...	Soil pretty good; timbered; broken. Survey completed.
20	Okonihii ...	Hokianga ...	Wiremu Titou and others ...	1 0	25 0 0	...	Soil excellent; timbered; broken. Under survey.
21	Oputi ...	Mangonui ...	Wiremu Waihi and others ...	...	10 0 0	...	Price unfixed; soil indifferent; mostly open; near Whangaroa. Survey completed by McDonnell.
22	Orowhana ...	Mangonui ...	Timoli Puhipi and others ...	3 0	61 0 0	...	Soil good; bush poor; broken.
23	Otongoroa ...	Hokianga ...	Remi te Tai and others ...	2 0	50 0 0	...	Soil pretty good; timbered. Under survey.
24	Okaka ...	Hokianga ...	Perene Tiaonui and others ...	1 3	20 0 0	...	Soil good; wooded. Survey completed.
25	Omahuta ...	Hokianga ...	Mohi Tawhai and others ...	1 6	250 0 0	...	Soil very good in part; bush heavy and valuable. Survey completed.
26	Opoiteke ...	Mangakahia ...	Patui and others ...	1 3	50 0 0	...	Soil pretty good; broken and timbered. Survey nearly completed.
27	Pakiri ...	Kaipara ...	Hori Te More and others ...	...	1,650 0 0	20,000	Soil mixed character; middle of block very good; some valuable bush. £800 held back till Court sits.
28	Pekapekara ...	Mangakahia ...	Paora Kiri and others ...	2 6	375 0 0	5,025	Soil pretty good; wooded. Survey completed; price reduced to 1s. 3d. per acre.
29	Pututumatunu ...	Hokianga ...	Honi Makoare and others ...	1 0	15 0 0	...	Soil indifferent; part open and good bush.
30	Puwihera ...	Bay of Islands ...	Mitai Pene Tau and others ...	0 3	45 0 0	...	Soil indifferent; open and bush. Survey completed.
31	Punaketere ...	Hokianga ...	Pehi Kuru and others ...	1 0	30 0 0	...	Soil, one-half indifferent, one-half tolerably good. Survey nearly completed.
32	Pakanae ...	Hokianga ...	Pairama te Tao and others ...	1 3	107 6 3	...	Soil very good; valleys open. Hill's Bush.
33	Ponewhenua ...	Hokianga ...	Piri Tera and others ...	2 6	5 0 0	...	Soil very good; open. Survey completed.

MEMORANDUM OF NATIVE LANDS PURCHASED FOR THE GENERAL GOVERNMENT BY E. T. BRISSENDEN—continued.

No.	Name of Block.	District.	From whom purchased.	Price per Acre.	Moneys advanced.	Area estimated.	Remarks.
34	Pukehua ...	Hokianga	Nikaera and others ...	s. d.	£ s. d.	Acres.	Soil fair, part bush.
35	Rakauwahi...	Hokianga	Arama Karaka and others ...	1 0	15 0 0	...	Soil indifferent, open and bush. Survey completed.
36	Taungako ...	Kaipara	Te Otene and others ...	1 0	110 0 0	...	Soil splendid. Babyron Block through the Court. Survey completed of all.
37	Takahue ...	Mangonui...	Timoti Puhipi and others ...	...	306 0 0	3,300	Soil very good in places; broken; generally bush. Survey completed.
38	Tautoro ...	Bay of Islands	Wi te Mara and others ...	2 4	575 0 0	...	Soil part good, part indifferent. Some owners object to sale—will not allow survey.
39	Tutamoe ...	Kaipara	Parore te Awha and others ...	1 0	55 0 0	...	Soil generally good, mostly bush. Survey nearly completed.
40	Te Huia ...	Mangonui...	Wiremu Wahi and others ...	1 3	235 0 0	...	Price to be fixed. Soil one-half good, one-half indifferent; partly timbered and broken.
41	Tukuwahenua	Bay of Islands	Te Hura and others ...	...	10 0 0	...	Survey completed by McDonnell.
42	Te Takanga	Hokianga	Wi Tana Papahia and others...	1 6	40 0 0	...	Soil indifferent, open and bush. Survey completed.
43	Tokawhero...	Mangakahia	Heti te Hoora and others ...	1 2	62 0 0	...	Soil very good in places. Part bush.
44	Tunapohepoho	Bay of Islands	Henare Hemoiti and others ...	1 3	30 0 0	...	Soil good, timbered, broken. Under survey.
45	Te Katate ...	Hokianga	Wiremu Hau and others ...	1 6	50 0 0	...	Soil fair and good, bush and open.
46	Te Mata ...	Hokianga	Wiremu Hau and others ...	1 0	10 0 0	...	Soil fair, part bush and open. Survey completed.
47	Te Whau ...	Hokianga	Wiremu Hau and others ...	1 3	40 0 0	...	Soil fair, part bush and open. Objection entered on score of encroachment by surveyor.
48	Taihou ...	Hokianga	Wiremu Hau and others ...	1 0	56 3 11	...	Survey completed.
49	Uwhiroa ...	Hokianga	Hone and Pita Auehana ...	1 6	35 0 0	...	Soil good, part open bush land.
50	Unuhia ...	Mangonui...	Timoti Puhipi and others ...	2 4	425 0 0	...	Soil good in places, bush and broken. Survey completed.
51	Wharoro ...	Mangonui...	Wiremu Wahi and others ...	...	20 0 0	...	Price not fixed. Soil good. Fronts on harbour, open. Survey completed by McDonnell.
52	Waitoroto ...	Hokianga	Peruru Taorua and others ...	1 6	10 0 0	...	Soil very good, open and bush. Survey completed.
53	Waoku ...	Hokianga	Wi Pou and others ...	1 1	264 0 0	...	Soil good in places, bush and broken. Surveyed and through the Court. £144 paid for surveys.
54	Waoku No. 2	Hokianga	Wi Pou and others ...	1 5	390 0 0	...	Soil, fair quality, timbered and broken. Survey completed.
55	Waipoua ...	Hokianga	...	1 5	...	...	Soil excellent, timbered, broken. Survey to commence in a few days.
56	Waerekahakaha	Mangakahia	Tipira Kinaki and others ...	1 1	60 0 0	...	Soil generally good, mostly wooded, part broken.
57	Waimanaku	Hokianga	Paora Kivi and others ...	2 6	90 0 0	...	Soil good, timbered. Survey nearly completed.
58	Waitapu ...	Hokianga	Hapakuku Moetara and others	1 1	100 0 0	...	Soil generally good, timbered, part broken. Price reduced to 1s. 3d. per acre.
59	Waihoanga	Hokianga	Wiremu Wahi and others ...	...	10 0 0	...	Under survey.
60	Waimatauni	Bay of Islands	Ani Kohiti and others...	1 1	35 0 0	...	Price to be fixed by McDonnell.
61	Waihoanga No. 2	Bay of Islands	Maihi Parame and others ...	1 3	25 0 0	...	Soil indifferent, bush and open. Survey to commence in a few days.
62	Whakarongorua	Hokianga	Pora, Wi te Wata, and others	1 0	20 0 0	...	Soil, fair quality, timbered and broken. Survey to commence first week in January.
63	Whataipu ...	Hokianga	Tupari and others ...	1 6	25 0 0	...	Soil indifferent, bush. Survey completed.
64	Mangawhero	Hokianga	MoWhakaru, Tamete, and others	1 6	100 0 0	...	Soil excellent, open and mixed bush.
65	Ngapuku ...	Hokianga	Mitai Pene Tani and others ...	1 0	15 0 0	...	Soil very good, valley, open bush.
66	Pakeritu ...	Hokianga	Hapakuku Moetara and others	1 6	56 0 0	...	Soil good, timbered, broken. Under survey.
			Raite, Ngau, and others	1 0	25 0 0	...	Soil very fair, part open, part bush.
							Soil one-half very good and one-half indifferent. Under survey.

E. T. BRISSENDEN.

Auckland, 30th December, 1874.

BLOCKS under NEGOTIATION.

MANGONUI O WAI, of about 15,000 acres, now under survey by request of owners. This I believe to be the best block of land in the Hokianga District.

Whangape, 21,000 acres, surveyed and through the Court. Much of the land on the rivers and creeks is open country and open bush land of very good quality; about 7,000 acres splendid kauri bush.

Pakiri. The balance of this block, 12,000 acres, I hope to conclude almost immediately. 20,000 acres purchased in March last.

Tihitibi Block, north of Whangarei. Mostly volcanic mixed bush land, estimated at 11,000 acres.

Auckland, 30th December, 1874.

E. T. BRISSENDEN.

No. 78.

Lieut.-Colonel McDONNELL to Major GREEN.

SIR,—

Auckland, 13th January, 1875.

Having been requested by the Hon. Sir Donald McLean to send in an account of the different blocks of land North that I have been dealing for, I have the honor to forward the enclosed list of lands, with the advances that have been made upon them, which, I think, will be found to be correct.

With respect to the disputes about Otangaroa and the Patoa Blocks, I have the honor to state the following:—

On my arrival at Whangaroa, Mr. Clark, the surveyor, informed me he had been cautioned by Mr. Kelly not to survey Otangaroa and Patoa, as the Natives had told him that any one surveying these lands would be shot; but Mr. Clark told me that such could not be the case, as Mr. Kelly was negotiating the same lands for private parties. Before I left Whangaroa, a Mr. Simpson called upon me to say he had been sent by Mr. Kelly to survey these lands, and he showed me letters that he said were from Mr. Kelly to the Natives. I feel myself convinced that no opposition would have been offered to the survey unless the Natives had thought, or had been led to suppose, they would get a better price than that offered by the Government.

I requested Mr. Simpson to return, and not attempt to survey the lands in question; and I left Whangaroa under the impression that the surveys for the Government would not be interfered with.

There are other blocks of land besides those mentioned by me that are being negotiated for by Mr. Brissenden and Mr. Charles Nelson, concerning a few of which I have had something to do, but I have on this paper confined myself to those blocks in which I was directly concerned.

I have, &c.,

THOS. McDONNELL,
Land Purchase Officer.

Major Green, General Government Agent.

For remarks, see paper attached to this list of lands marked A.

Names of Blocks in Treaty for.	Acres.	Advances.	Price per Acre.
		£	
Pekapekarau	5,025	375	2s. 6d. and 1s. 3d.
Wharekabakaha	2,520	70	2s. 6d. and 1s. 3d.
Opouteke, about	12,000	100	2s. 6d. and 1s. 3d.
One (Baker's claim in two blocks)	5,968	160	...
Tatamoe and Kairara include about	40,000	235	1s. 3d.
Totarapoka and Tai Matue	...	...	...
Waoku	17,650	390	1s. 5d.
Waoku	Not surveyed	5	1s. 5d.
Kahumaku	" "	50	1s. 5d.
Waimatami	" "	25	1s. 3d.
Waihoanga	1,380	20	1s.
Waitaroto	7,590	250	1s. 9d.
Mataki	Not surveyed	50	1s.
Wharoro	830	15	1s. 6d.
Ararua	3,100	15	1s. 6d.
Okaka	Not surveyed	25	1s. 6d.
Mangataraire	1,690	25?	1s. 6d.?
Waihoanga	Not surveyed	15	1s.
Puwkata	} Surveyed, but area not known	125	2s. 4d.
Te Uwhiroa		195	2s. 4d.
Taketure		490	2s. 4d.
Te Tauroa	Not surveyed	50	4d.
Orowhana	" "	66	3s.
Te Huia	4,000	10	} Not finally arranged.
Ureuhia	6,000	20	
Opuhiti	2,000	10	
Waitapu	150	10	
Mokau	1,500	20	2s. 6d.
Te Patoa	Not known	...	...
Otangaroa	" "	...	...

A.—PEKAPEKARAU, WHAREKANAKAHA, and OPOUTEKE.

THE 2s. 6d. per acre for these lands belong to the first arrangement agreed to; and the money advanced, with a trifling addition, is to be expended at that rate; but the remaining acres are to be at the rate of 1s. 3d. per acre.

One (Rev. — Baker's claim), comprised in two blocks, has been arranged for the sum of £160; I had much difficulty in settling this long-vexed and old Native land claim. I had to make presents to individuals, but these are included in the sum I have mentioned. One contains some very fine well-watered land, suitable for settlement.

Tutamoe and Kairara Blocks contain and include the blocks Taimahue and Totarapoka. The two last-mentioned blocks have also been reduced in price, from 2s. and 2s. 6d. per acre to 1s. 3d. per acre; but the money given in advance on these two blocks (£40) is to be expended on the land, at the old rate of 2s. and 2s. 6d. per acre. With this trifling exception, the price for the whole is arranged for 1s. 3d. per acre. This land is now being surveyed.

THOS. McDONNELL,
Land Purchase Agent.

No. 79.

Sir D. McLEAN to the DISTRICT OFFICER, Bay of Islands.

Memorandum for District Officer, Bay of Islands.

20th January, 1875.

A QUESTION of disputed title exists, with regard to two blocks of land near Whangaroa, called Otangaroa and Te Patoa; the rival claimants being respectively the Ngapuhi, Hongi Hika's tribe, and the Ngatipo, Wiremu Maihi's tribe. Messrs. Brissenden and McDonnell entered into some negotiations for the purchase of these lands, and orders were given for the survey, which, however, was not carried out. You will find in H.A.L.A., 1873 (see 21 *et seq.*), that you should have made inquiry into the title before the survey could take place; but from the brief time during which you have held the position of District Officer, it was not to be expected that you could have attended to this duty in this particular case. In future, however, in all instances where Natives are about to bring their lands under investigation before the Native Land Court, or intend to dispose of them to the Government, you will be required to make a full preliminary inquiry, so as to be able to state whether the survey can be proceeded with without affecting the peace of the district.

"The Native Lands Act, 1873," so clearly lays down the duties of District Officers, that I am only to direct your notice to its provisions, and to request you to give them your particular attention.

I have also to point out to you the necessity of your making yourself acquainted with all land transactions in the district, and also with the surplus lands that have reverted to the Crown, so as to protect the interests of the public in the event of an attempt being made to reclaim the latter, to re-dispose of them either to the Government or to private individuals, or to deal with them in any other manner.

W. Webster, Esq., Bay of Islands.

DONALD McLEAN.

No. 80.

Lieut.-Colonel McDONNELL to Lieut.-Colonel ST. JOHN.

SIR,—

Auckland, February, 1875.

I have the honor to beg that you will lay this letter before the Hon. the Native Minister for his information and consideration.

I have been for some time past negotiating lands North, at Ahipara, Mangakahia, and elsewhere. I have made considerable purchases. In all transactions I have been careful to avoid cause for dissatisfaction; and the system I have pursued has, in many instances, been the means of healing old disagreements.

I have arranged the Mangakahia lands with every hope of being able to complete them with a considerable saving of money—about £2,000—but this has to be ratified by other Natives.

If my negotiations are left with me to finish, this money will be saved; but I fear that, if they are handed over for others to conclude, the former agreement of 2s. 6d. per acre will have to be carried out in place of the present understanding: this will affect all lands in that neighbourhood.

During my last visit to Ahipara, I bought a very fine block of land, next to the Victoria Valley purchase, for 3s. an acre, called Orowahana. There is a very barren piece of land adjoining, called Epakauri, that has also been bought for the Government at 4d. an acre. As these two blocks join each other, the Natives intend to increase the acreage of the good block by taking in a good slice of the worthless country.

I therefore suggest that I be permitted to finish the purchase of this block, as well as the lands I have negotiated for at Mangakahia, including the Tutamoe and Kairara forest of timber. I know all the Native owners and the proper boundaries to be observed. Many of the lands alluded to above have been surveyed for many months past, and would have been out of hand now but for delays of the Native Land Court.

Colonel St. John, Private Secretary, Native Office.

I have, &c.,
THOS. McDONNELL.

No. 81.

Sir D. McLEAN to Lieut.-Colonel McDONNELL.

SIR,—

Auckland, 1st March, 1875.

I have the honor to inform you that I have received from Major Green an intimation that you are desirous of obtaining an appointment elsewhere than in Auckland. As it does not appear

to be necessary that you should return to the North, I wish you to accompany me by the "Luna" to the East Coast, where I shall have the occasion of your services, and on to Wellington, where you will receive further instructions.

Lieut.-Colonel McDonnell, Auckland.

I have, &c.,
D. McLEAN.

No. 82.

Lieut.-Colonel McDONNELL to Sir D. McLEAN.

MY DEAR SIR DONALD,—

Native Office.

If it is not too late, may I not finish the blocks North that I initiated—the Mangakahia lands, Totarapoka, now altered to Tutamoe and Kairara, and Waoku?

I think really it will save much trouble, and I am thoroughly acquainted with all the ins and outs of these blocks, about which Mr. Brissenden knows nothing.

I only got a note from Parore, of the Wairoa, yesterday, or Saturday, begging me to come up and see him about boundaries. I have a legitimate pride in finishing what I began, and I do hope you will let me do so. I am sure it will be to the benefit of the service too. I succeeded in getting the price of most of these lands reduced from 2s. 6d. to 1s. 3d. per acre.

	Acres.
Tutamoe and Kairara, including Totarapoka, estimated at	20,000
Opouteke	10,000
Pekapekarau	5,025
Waerekahakaha	2,000
One (Rev. — Baker's Claim)	3,000
Total acres	40,025

The above does not include Te Waoku, of 18,600, and Te Waoku, of about 10,000.

Kairara and Tutamoe comprise Totarapoka, supposed to be 20,000 acres, and another block of about 9,000 acres, formerly negotiated for by me under Dr. Pollen's instructions when he was Government Agent.

Pekapekarau, Waerekahakaha, Opouteke, and One (Rev. — Baker's claim) I also arranged at that time—nearly three years ago: 2s. 6d. was the price agreed upon, since reduced by me to 1s. 3d. an acre. Parore and other Natives, afraid that if the lands (Totarapoka) were sold under that name he and tribe would not get their rights, made up their differences with Matiu and Paora and others, and offered the block under the name of Kairara and Tutamoe, increasing the boundaries, so that, although there are many names in the block, it in reality will be but one. I managed this with some trouble, but it requires to be dealt with with caution.

I feared that the price of 2s. 6d. would have been asked for the whole; therefore to save money I mentioned about the provinces being about to be done away with, and that they must leave these lands, but I told them that 1s. 3d. was a good price, too good to be refused.

Waoku, Victoria Valley, purchased by me in four: Puwhata, 1; Te Uewhinu, 2; Tuketure, 3; Orowhana, 4; and Te Tauroa, of 13,000 acres.

The Hon. Sir D. McLean.

I have, &c.,
THOS. McDONNELL.

No. 83.

Sir D. McLEAN to Mr. BRISSENDEN.

SIR,—

Maketu, 18th March, 1875.

I have the honor to inform you that the Government have received a letter from Parore, complaining of the survey of the Maunganui Block. The Government do not wish the survey of any land to be proceeded with in the face of such opposition as there appears to be in this case.

You will, therefore, on receipt of this letter, without delay instruct the surveyors to withdraw from the block, and will, until the dispute is satisfactorily settled among the Natives, suspend the negotiations for the purchase of the same.

E. T. Brissenden, Esq., Northern Club, Auckland.

I have, &c.,
D. McLEAN.

No. 84.

Lieut.-Colonel McDONNELL to Mr. J. W. PREECE.

Maketu, 9th April, 1875.

THE agreement made with Timoti Puhipi and other chiefs of the Rarawa for certain lands in the Victoria Valley was, that the Natives were to get 2s. 4d. per acre, the Government paying for the survey, but any expense in surveying that might be incurred in making reserves for the Natives within these blocks of land was to be deducted from the money they were to receive.

The Natives have received the following sums of money placed opposite the blocks named, to the best of my recollection:—

Takahue	£390
Te Uwhiroa	195
Te Puwhata	125

These blocks were originally to have been surveyed as one block, but owing to disputes between the Herekino Natives and those at Ahipara it was divided into three.

When Puhipi (Te Whare Mati) came to Auckland in about May, 1874, he received £100 on account of the Takahue Block, but on his return he paid the Herekino Natives out of this sum £45, keeping £55 for the Takahue. I merely mention this as in the Government account it appears that the £100 is an advance solely on account of Takahue, and the officers negotiating might be confused.

I am not quite certain whether it was £20 or £25 I paid as a first advance on Te Uwhiroa, but I have made these calculations for the greater sum : if I am wrong it is easily put right.

THOS. McDONNELL.

No. 85.

Lieut.-Colonel ST. JOHN to Mr. J. B. KEAST.

(Telegram.)

Maketu, 9th April, 1875.

No. 19. Send to Mr. J. W. Preece, Auckland, all papers relating to Takahue, Uwhiroa, and Te Puwhata, &c. Is to complete the purchase of more blocks in Victoria Valley.

J. B. Keast, Esq., Wellington.

J. H. H. ST. JOHN.

No. 86.

Lieut.-Colonel McDONNELL to Mr. H. T. CLARKE.

SIR,—

Empire Hotel, Wellington, 9th June, 1875.

I have the honor to respectfully call your attention to the unsatisfactory position I at present occupy.

It ought to be remembered that in the purchase of the Victoria Valley Block I succeeded in effecting a saving of over £1,266, as I was authorized to offer 3s. an acre if I could not get it for less.

Secondly, on the Mangakahia lands I effected a saving of over £2,000, as agreements had been entered into for these lands for 2s. 6d. per acre; but, when afterwards negotiating the price for Tutamoe and Kairara, the same figure, 2s. 6d., was demanded, but I was able to induce the owners of the lands at Mangakahia to forego the 2s. 6d. an acre, and accept over the whole at the rate of 1s. 3d. per acre, after which I purchased Tutamoe and Kairara at the same rate. The long-vexed question of "One," the Rev. Mr. Baker's claim, I was fortunate enough to arrange, after many officers and surveyors had failed in settling the difficulty and in surveying the ground; and, after the pains I have taken in all my negotiations, it is extremely disheartening that the result of my work is bestowed on another to reap the benefit of.

My position stands thus: I have had less power given to me than any other Land Purchase Agent, but have had more difficulties strewed in my path. See my letter of the 19th June, 1874, dated from Ohaeawai. Nevertheless, by dint of borrowing from private people, and once at 25 per cent.—I, not the Government, paid the interest—I was enabled to purchase some very valuable land, very different from a great deal that has been purchased North of Auckland simply, it appears to me, for the sake of the commission; and although I effected a saving to the Government of a considerable sum of money, my reward, as yet, has been my removal from these negotiations, and I have had the mortification of seeing another person put into my place to reap the benefit of my labour and experience; and the injustice of this I feel deeply.

Trusting the Government will be pleased to cause things to be placed on a different footing as regards myself,

H. T. Clarke, Esq., Under Secretary, Native Office.

I have, &c.,

THOS. McDONNELL.

No. 87.

Mr. E. T. BRISSENDEN to Sir D. McLEAN.

SIR,—

Herd's Point, 24th June, 1875.

I have the honor to forward you a report of my transactions as Land Purchase Agent for the General Government for the year ending this 24th June.

I also enclose a report from Percy Smith, Esq., on the quality of the several blocks surveyed under his supervision, which may be of use to the Government.

The Hon. Sir D. McLean, Wellington.

I have, &c.,

E. T. BRISSENDEN.

Enclosure 1 in No. 87.

STATEMENT of LANDS negotiated for by Mr. E. T. BRISSENDEN for the General Government of New Zealand, for the Year ending 30th June, 1875.

LIST of BLOCKS for which Negotiations are completed and Title secured.

Name of Block.	No. of Acres.	Price per Acre.	Amount.
		£ s. d.	£ s. d.
Awarua	3,100	0 1 6	232 10 0
Arawhatatotara	2,019	0 3 6	353 0 0
Kanue o Ruruwahina No. 1	4,455	0 1 3	278 7 6
" " " 2	2,648	0 1 3	165 10 0
" " " 3	2,158	0 1 3	134 17 6
Mangakino	792	0 1 6	59 8 0
Mangatairaire	2,944	0 1 5	208 10 8
Ngapuku	490	...	72 15 0
Ngapipite	895	0 1 6	67 2 6
Okaka	915	...	87 3 9
Otangaroa No. 1	1,165	0 2 0	116 10 0
" " 2	1,715	0 2 0	171 10 0
" " 3	4,960	0 2 0	496 0 0
" " 4, formerly Rakauhongi	1,552	0 2 0	155 4 0
Omahuta, No. 1	1,722	0 1 6	129 3 0
" " 2	6,048	0 1 6	453 12 0
Okarihi	931	0 1 0	46 11 0
Omuturoa	3,320	0 1 3	207 10 0
Opuhiti One	5,768	...	195 0 0
Pakanui	8,955	0 1 3	559 13 9
Pakanui No. 3	3,189	0 1 3	199 6 3
Punakitere, formerly Pakeritu	7,557	0 1 0	377 17 0
Pukehuia	3,270	0 1 0	163 10 0
Te Takanga	1,675	0 1 3	104 13 9
Takutare No. 1	24,122	0 2 4	2,814 4 8
" " 2	4,405	0 2 4	513 18 1
Tukewhero	2,033	0 1 3	152 10 0
Whataipu	2,835	0 1 6	212 12 6
Wharoro	850	0 1 6	63 15 0
Waitaroto	7,590	0 1 1	411 0 0
Waoku No. 1	17,650	0 1 5	1,250 4 2
" " 2	8,017	0 1 5	800 0 0
Whakarongaroa	810	0 1 6	60 15 0
Waihoanga No. 1	1,380	0 1 1	74 15 0
Waimamaku	12,000	...	733 6 6
Maunganiui-o-wai	5,700	0 3 0	855 0 0
	159,635		£12,977 6 7

RECAPITULATION of LANDS negotiated for by E. T. BRISSENDEN in the Northern District of the Province of Auckland for the General Government for the Year ending 30th June, 1875.

	Number of Acres.	Money paid in Cash.
		£ s. d.
No. 1. Blocks for which negotiations are completed	159,635	12,977 6 7
2. Blocks that have passed the Court, awaiting funds to settle for	106,990	1,973 0 8
3. Blocks surveyed, awaiting the sitting of Native Land Court (111,481 acres will come before the Court, at Kaihu, 11th August; the balance very early in September)	150,627	2,851 0 0
4. Blocks under survey	33,600	533 0 0
5. Blocks awaiting survey, carefully estimated at	100,000	80 0 0
6. Blocks I am afraid I shall be unable to complete	3,974	110 0 0
Total	554,826	18,524 7 3

Enclosure 2 in No. 87.

LIST of BLOCKS that have Passed the Court. (Deeds will be signed when necessary funds are to hand.)

Name of Blocks.	No. of Acres.	Price.			Money Advanced.		
		£	s.	d.	£	s.	d.
Arawhatatotara...	2,129	0	3	6	...		
Ngatuaka ...	1,750	170	0	0	94	0	0
Opouteke ...	43,622	0	1	3	50	0	0
One No. 1 ...	2,700	600	0	0	60	0	0
One No. 2 ...	313	0	1	0	5	0	0
Oikura ...	2,106	0	1	6	100	0	0
Punewhanuia ...	73	0	2	6	5	0	0
Tutamoe ...	30,671	0	1	3	235	0	0
Te Whiroa ...	7,219	0	2	4	542	4	4
Te Puhata ...	3,187	0	2	4	271	16	4
Tunapahapahe ...	2,700	0	1	6	50	0	0
Tukewhenua, formerly known as "Puwhero"	2,500	0	1	0	95	0	0
Waerekahakaha ...	2,520	0	1	3	90	0	0
Pekapekarau ...	5,500	0	1	3	375	0	0
Total ...	106,990				1,973	0	8

Herd's Point, June, 1875.

E. T. B.

Enclosure 3 in No. 87.

LIST of BLOCKS of LAND awaiting the sitting of Native Land Court.

Name of Blocks.	No. of Acres.	Price.			Money Advanced.		
		£	s.	d.	£	s.	d.
Taungako ... } For hearing at Helensville ...	3,300	700	0	0	356	0	0
Pakere ... }	32,000	0	1	6	1,650	0	0
Maunganui ... }	38,000	0	1	1			
Waipona ... }	41,421	0	1	1	630	0	0
Opuiti ... }							
Unuhia ... }	11,906	0	1	3	50	0	0
Waitapu ... }							
Te Katato ... }							
Te Mata ... }	20,000	0	1	0	100	0	0
Te Whau ... }							
Kahamaku ... }	4,000	...			65	0	0
Total ...	150,627				2,851	0	0

Herd's Point, June, 1875.

E. T. B.

Enclosure 4 in No. 87.

LIST of LANDS under Survey. (The most of the blocks here mentioned are nearly finished; they will be ready to bring before the Court early in September next.)

Name of Blocks.	No. of Acres.	Price.			Money Advanced.		
		£	s.	d.	£	s.	d.
Epakauri ...	5,000	0	0	4	60	0	0
Kioreroa ...	4,000	0	2	6	140	0	0
Mataki ...	500	0	1	6	30	0	0
Mokau ...	...	0	2	6	20	0	0
Orowhana ...	8,000	0	3	0	67	0	0
Puketutu ...	3,000	0	2	0	...		
Te Tauroa ...	4,500	0	0	4	20	0	0
Taraire ...	3,000	0	2	4	50	0	0
Taihoa ...	500	0	1	6	35	0	0
Waihoanga No. 2 ...	500	0	1	0	20	0	0
Waimatamu ...	4,600	0	1	3	25	0	0
Wairau ...	...	0	1	6	66	0	0
Total ...	33,600				533	0	0

Herd's Point, June, 1875.

E. T. B.

Enclosure 5 in No. 87.

LIST of LANDS awaiting Survey, Negotiations for which have commenced.

Name of Blocks.	No. of Acres.	Price.	Money Advanced.
		£ s. d.	£ s. d.
Kohatuhupai	...	...	...
Manukau	...	0 1 6	...
Mangawhero	...	0 1 0	15 0 0
Otariru	...	...	...
Oporohu	...	...	...
Omahuta No. 5	...	...	...
Pututumutumu	...	0 1 0	15 0 0
Pahikokuri	...	...	...
Tautaro	...	0 1 0	50 0 0
Tihitihi	...	...	...
Te Horo	...	...	...
Total carefully estimated at over ...	100,000		80 0 0

I have considered it advisable to leave the price of the above-mentioned blocks an open question until it is convenient for the District Officer to accompany me, when I have promised the Native owners to visit the ground and there conclude the matter in the presence of the most of the Natives interested, though it is understood the land is not to average over 2s. per acre.

In going over the district map with Mr. Percy Smith, we have been able to estimate the area, and think there will be over 100,000 acres.

I think the blocks here mentioned of considerable importance, inasmuch as the land is above the average quality, and they close up present spaces, which would give large unbroken tracts of country to the Government.

The expense of survey would be very small in most cases, as two or three sides of each block are bounded by Government land.

Herd's Point, June, 1875.

E. T. BRISSENDEN.

Enclosure 6 in No. 87.

LIST of BLOCKS I have a doubt about being able to complete. I therefore exclude them from the No. 1 return, where they otherwise belong, as they have passed the Court.

Rakauawahia	1,422 acres at 1/	Advanced.
Pukewharariki	2,552 „	£110 0 0
	3,974	£110 0 0

Herd's Point, June, 1875.

E. T. B.

Enclosure 7 in No. 87.

MR. PERCY SMITH to MR. E. T. BRISSENDEN.

MY DEAR MR. BRISSENDEN,—

Herd's Point, Hokianga, 12th June, 1875.

In accordance with your request I enclose you herewith a rough description of the blocks now under negotiation by you.

In some few cases I have been obliged to trust to information derived from the surveyors, but generally speaking the information is from my own observations. Trusting that it may be of service to you,

I remain, &c.,

S. PERCY SMITH,

E. T. Brissenden, Esq., Land Purchase Agent, Hokianga.

Chief Geodetic Surveyor.

Maunganui Block, 38,000 Acres.—About one-third open; the rest forest, with the exception of some 5,000 or 6,000 acres on the coast. The soil of this block is excellent, of a volcanic nature. A valuable forest of kauri timber is found on the south-east part of the block, adjoining lands already let for the sake of the timber.

Waipoua Block, about 41,000 Acres.—Two-thirds forest; the soil generally excellent, a continuation of the volcanic soil of the Maunganui Block. Part of this block is a good deal broken, but some level and extensive flats are found on the plateau along the eastern boundary. Contains a good deal of kauri along the Waipoua and other streams.

Waimamaku Block, about 15,000 Acres.—Soil good; nearly all forest, but broken. The Waimamaku Valley would carry some twenty or twenty-five families of settlers, where the land is level and of easy access from the coast. A little but not much kauri on this block.

Pakani Block, 8,955 *Acres*.—Mostly forest; the soil good, but much broken.

Kakumaku Block, 8,517 *Acres*.—All forest; the soil good. A good part of this block is level, lying on the Waoku plateau.

Te Waoku Block, 17,650 *Acres*.—All forest; the soil good, generally level or undulating. Situated on the Waoku plateau.

Te Waoku No. 2, 8,017 *Acres*.—All forest; soil good; broken. Occupies the eastern slope of Waoku plateau.

Waimatanui, 4,800 *Acres*.—All forest; soil good, rather broken. Eastern slope of the Waoku plateau.

Opouteke, 4,300 *Acres*.—All forest; soil everywhere good, but a good deal broken. Some level land on the Waoku plateau, and about 3,000 acres of alluvial level land in the Opouteke Valley. Easy of access from the Mangakahia Valley.

Tutamoe Block, 31,576 *Acres*.—Nearly all forest; soil generally good; the western part of the block a good deal broken. It contains a few small alluvial valleys of excellent quality. Probably a good limestone will be found to exist in this block.

Tokawhero, 2,727 *Acres*.—All forest; soil good in patches, a good deal broken. Easy of access from Mangakahia Valley.

Tukuwhurua, 2,500 *Acres*.—About half forest. Soil indifferent.

Ngapipito, 850 *Acres*.—Mostly open; soil indifferent, with the exception of a little really good in the Ngapipito Valley.

Arawhatatara No. 1, 2,019 *Acres*.—Soil very poor; volcanic in the valley. Mostly bush and tolerably level.

Pukehuia, 3,270 *Acres*.

Okorihī, 930 „

One No. 2, 313 „

} All forest; good soil, but very broken.

Punakitere, 7,557 *Acres*.—About 1,500 acres very good volcanic soil, but containing much stone, the rest indifferent. This block has a valuable frontage of about half a mile on to the navigable part of the Taōke River.

Oikura, 2,700 *Acres*.—Mostly forest; soil indifferent.

Pukewharariki, 2,552 *Acres*.—Mostly forest; soil indifferent.

Rakawahi, 1,600 *Acres*.—All open soil, very bad.

Waihoanga No. 1, 380 *Acres*.—Mostly open; soil indifferent.

Whataipu, 2,800 *Acres*.—Mostly forest; soil indifferent and broken, but with good land along the Utakura River.

Whakarongarua, 810 *Acres*.—All bush; soil indifferent, with exception of frontage to Utakura River.

Okaka, 915 *Acres*.—All bush; soil pretty good, especially along the Utakura River.

Waihoanga No. 2, 400 *Acres* (about).—Mostly forest; soil good.

Omataroa, 3,320 *Acres*.—Soil good, but very broken. All forest.

Omahuta, 8,532 *Acres*.—All forest soil? A good deal of kauri.

Takahue, 28,527 *Acres*.—Nearly all forest; soil generally excellent. Some parts very broken.

Te Tauroa.—Open.

Orohaua.—All forest.

Epakauri.—Open soil; indifferent.

Te Takanga, 1,675 *Acres*.—All forest; soil good; very broken.

Otangaroa,

Tunatahi,

Rakauhongi,

} 9,392 *Acres*.—All forest; soil very good. Western part broken, but the eastern, adjoining Manganuiowai, undulating, with capital soil.

Kauaioruruwahine, 9,260 *Acres*.—All forest; soil good, but very broken; contains a valuable kauri forest.

Puwahata, 3,352 *Acres*; *Te Uhiroa*, 7,219 *Acres*.—All forest.

Tunapokepohe, 2,700 *Acres*.—All open soil; indifferent.

Mangataraire, 2,604 *Acres*.—All forest soil; indifferent.

Wharoro, 850 *Acres*; *Awarua*, 3,100 *Acres*.—Mostly open; soil pretty good. The road from Kaihohe to Mangakahia runs through both of these blocks.

Porowhenua, 73 *Acres*.—Bush; soil good.

Mangakino, 752 *Acres*.—All bush; soil good; broken.

Kioreroa, *Whangarei*.—Mostly open, soil good in places. This block is valuable as being within three miles of the Whangarei township.

Puketutu, *Whangarei*.—Mostly open; soil good in places.

Manganuiowai.—All forest; soil generally excellent, especially in the valley of that name.

S. PERCY SMITH.

No. 88.

Mr. BRISSENDEN to Sir D. McLEAN.

SIR,—

Auckland, 3rd July, 1875.

I had the honor to forward you, on 24th June, a business report of my transactions as Land Purchase Agent for the General Government for the year ending that date, and trust it will prove satisfactory to you, feeling as I do that any bad results which might occur from my appointment would be reflected on you by those opposed to the Government.

This knowledge, with the animus shown towards me by Natives, official and non-official, has stimulated me to use greater exertions than I would otherwise have done.

I regret I am not able to show a greater number of completed purchases; but the want of necessary funds on the one hand, and the unfinished state of the surveys on the other, made it

impossible for me to do better in time for the opening of the General Assembly to take place this month.

You will notice my No. 1 list only shows 159,635 acres completed. The 106,990 acres shown in No. 2 list would have been included, as also 79,421 acres placed on No. 3 list, had the money been placed at my disposal. This would have made the total acreage purchased 346,056; however, the whole can be safely treated as completed. The blocks on No. 2 list have only to be paid for. Those on No. 3, as a matter of form, are to be brought before the Court of Kaihu to receive a memorial of ownership.

The remaining blocks on No. 3 list, with those on No. 4 and No. 5 lists, about 200,000 acres, surveyed, under survey, and to be surveyed, will be ready for final settlement within three months.

I cannot refrain from expressing to you the obligation I feel myself under to Mr. Munro, as presiding Judge of the Native Land Courts held by him at Ohaeamue, Mangonui, and Herd's Point. In every instance he has shown the greatest consideration for me, while on behalf of the Government he has carefully and patiently investigated the numerous difficult and tedious cases brought before him. None failed to pass unless those for which the surveys and maps were not completed.

I must thank your thoughtfulness in sending Mr. Preece to attend the various Courts for the purpose of investigating the character of my dealings with the Native owners, and to detect, if possible, any errors, omissions, &c. I know he has been zealous for the Government, and believe he will be just to me.

The Hon. Sir Donald McLean.

I have, &c.,
E. T. BRISSENDEN.

By Authority: GEORGE DIBSBURY, Government Printer, Wellington.—1875.

Price 1s. 6d.]