

towards the South by a line eleven thousand three hundred (11300) links; again towards the West by lines five thousand seven hundred (5700) links and six thousand three hundred (6300) links; again towards the North by a line four thousand seven hundred (4700) links; again towards the West by a line eight thousand six hundred (8600) links; again towards the South by a line six thousand three hundred (6300) links; again towards the West by a line six thousand one hundred (6100) links; again towards the North by a line nineteen thousand eight hundred (19800) links; again towards the West by lines thirteen thousand four hundred (13400) links, one thousand eight hundred and fifty-eight (1858) links, two thousand five hundred and sixteen (2516) links, two hundred and seventy-six (276) links, eight hundred and thirty-seven (837) links, and one thousand two hundred and six (1206) links; and again towards the South and West by lines one thousand two hundred and thirty (1230) links, three thousand three hundred (3300) links, four thousand six hundred (4600) links, two thousand (2000) links, four thousand six hundred (4600) links, and two thousand six hundred (2600) links to the confiscation boundary at the point of commencement, excluding Lot nineteen (19) of the Katikati District aforesaid. And also Allotments numbered twenty-seven (27), twenty-nine (29), thirty-two (32), forty-six (46), sixty-five (65), sixty-six (66), sixty-seven (67), and north-western portion of Allotment number seventy (70) of the Katikati District aforesaid, and Allotments numbered sixty (60), sixty-six (66), sixty-seven (67), seventy-three (73), seventy-four (74), seventy-five (75), and seventy-six (76), of Aoangatete District aforesaid, containing by admeasurement one thousand one hundred and eighty (1,180) acres, more or less.

3. The Contractor shall, at his own expense, cause the said land to be properly surveyed and laid off in blocks of convenient size for occupation by the emigrants, and such survey shall be prosecuted so that it may be wholly completed before the location of the emigrants, and within one month after their arrival. Convenient roads shall be laid out through the lands so surveyed, and the survey shall be conducted in accordance with directions to be given by the Surveyor-General of the colony, and subject to his approval. The cost of the minor triangulations shall be borne by the Government of the colony, and shall be paid and borne out of funds available for the expense of surveys of waste lands in the district.

4. If on survey the land is found to contain a greater area than ten thousand acres, the Contractor shall pay one pound per acre for every acre in excess of ten thousand acres; but, if the same shall be found to be less than ten thousand acres, the Contractor shall be entitled, in making payment thereunder, to credit for every acre less than ten thousand acres. Payments under this clause shall be made by the Contractor to the Receiver of Land Revenue for the time being of the district.

5. Within three months after completion of the survey, and not in any case later than the first day of January next, the Contractor shall pay to the Agent-General the sum of five thousand pounds, and any receipt given by the Agent-General on such payment shall be sufficient discharge for the payment of the moneys therein expressed to have been received. The balance of the purchase-money shall be deemed to be paid by the performance of the conditions of this agreement by the Contractor, and if these be performed no further payment shall be made.

All moneys received by the Agent-General under this agreement shall be deemed to be and shall be dealt with as revenue derived from the sale of waste lands in the district.

6. The Contractor shall, on or before the first day of November, one thousand eight hundred and seventy-eight, bring out to the colony from the United Kingdom, and place upon the land, at least one hundred and twenty-two adult emigrants.

An "adult emigrant" means a person of either sex not less than eighteen years of age; but two persons under eighteen shall be reckoned as one adult.

7. No person shall be deemed to be an emigrant for the purpose of this agreement unless he shall have received from the Agent-General, or some person appointed by him for that purpose at the port of embarkation or elsewhere, a certificate in writing that such person is accepted as an eligible person to form one of the special-settlement party.

8. In the event of deaths occurring amongst such emigrants on the voyage, or other unforeseen casualty happening, the Governor may, at his discretion, extend the period within which such emigrants may be placed on the land, for such a period to be fixed by him as will enable the Contractor to carry out this agreement.

9. As soon after arrival as possible, the emigrants shall be placed on the land in such blocks or allotments as they may have agreed with the Contractor, but no one person shall be entitled to occupy more than one block of five hundred acres, and no family shall be entitled to occupy more than one thousand acres in the whole; but at least ten families of emigrants must be settled on the land set apart for the purposes of this agreement.

10. Within eight months after arrival, the Contractor shall erect or cause to be erected on the land thirty-five dwelling-houses, to be well and substantially built of timber or other durable materials, each of such dwelling-houses to contain at least three rooms; and there shall be a dwelling-house to each block occupied by an emigrant. If the Contractor fails to erect such dwelling-houses, no emigrant shall be entitled to his grant under this agreement till this condition be complied with.

11. Each emigrant shall continuously reside on the land selected or occupied by him until the first day of January, one thousand eight hundred and eighty-three. One-fifth of the land so occupied shall be brought into cultivation before the said first day of January, and for the purposes of this agreement cultivation shall mean—

- (1.) Fencing the land with timber or other durable materials not being a brush fence; or,
- (2.) Breaking up and laying down the same in English or other cultivated grass; or,
- (3.) Breaking up and planting or sowing root or other crops therein.

12. Each emigrant occupying a block of land shall have the right, at any time prior to the first day of January, one thousand eight hundred and eighty-three, to acquire such block by purchase, at a price per acre, and payable in such manner, as may be agreed upon between the Contractor and the emigrant. But the emigrant shall be entitled at any time to pay up the balance unpaid of such purchase-money, and to get his Crown grant hereunder.