

(f.) That as the facility given for obtaining transfers causes speculation in Crown lands, which leads materially to their depreciation, the following safeguards appear essential :—

- (i.) Except on the recommendation of the Land Board and with the approval of the Minister, it shall not be lawful for any lessee to transfer, sublet, or in any way part with any portion of his interest in his lease until the expiration of the seventh year of the term of the lease: Provided that any lease may at any time be surrendered on such conditions as the Land Board recommends and the Minister approves: Provided also that on the death of the lessee, or on the happening of any extraordinary event which in the opinion of the Land Board renders a transfer expedient, a transfer of the lease may be made with the sanction of the Land Board and Minister. This restriction of transfer shall apply to the original lessee and to his successors in title.
- (ii.) Except on the recommendation of the Board and with the approval of the Minister, any person who already holds an area of land, whether freehold, Crown lease, or otherwise, which in the opinion of the Land Board is sufficient for the maintenance of himself and family shall not be eligible to acquire a lease of pastoral lands either by way of original application or transfer. Any lessee of pastoral lands who subsequently acquires an area of freehold or other land which in the opinion of the Board is sufficient in itself to maintain a lessee and his family shall within three months of the date of acquiring such land divest himself of his pastoral lease.

(2.) *Cultivation.*

Under the term "cultivation" comes all matters regulating the management of the pastoral lands. On this head a good deal is to be seen in Part II of this report. Here only a few matters are dealt with of a legal character.

The following are our recommendations on this head :—

(a.) That where in the opinion of the Land Board it is necessary and expedient to spell portions of land comprised in his lease or license, the tenant shall spell such area or areas as the Board shall from time to time direct for such period as the Board deems necessary, the rent on such spelled areas to be abated *pro rata*. It is suggested that this provision could be applied to the best advantage at the commencement of a lease. This provision is to be mandatory in new leases of pastoral lands, but optional in all leases or licenses of pastoral lands now in existence

(b.) No restrictions should be placed on the cultivation to be effected on pastoral lands, with the following exceptions: The lessee shall not take more than three crops from the same land in succession; and, either with or immediately after a third crop of any kind, he shall sow the land down with good permanent grasses and clovers, and allow the land to remain as pasture for at least three years from the harvesting of the last crop before being again cropped.

(c.) That no clearing by felling and burning bush and scrub, and sowing the same in grass, is to be effected except with consent of the Land Board.

(3.) *Improvements.*

Generally the provisions governing compensation for improvements of a permanent character effected by the lessees on pastoral runs, such as necessary buildings, fences, and all substantial improvements, are satisfactory, but improvements made in the condition of the pasturage of the run caused by the destruction of rabbits, light stocking, and good management are in many instances quite unsatisfactory. Certain additions should be added to the schedule of improvements to be valued, such as those giving increased accessibility on the run, fertility, working-facilities, shelter and protection and watering of stock, and any further improvements (*e.g.*, electric lighting, power, and telephone) which are of value to the incoming tenant.