

1908.
NEW ZEALAND.

WAINGAROMIA SURVEY DISTRICT:

CORRESPONDENCE, REPORTS, AND RESOLUTIONS RELATIVE TO SMALL GRAZING-RUNS
NOS. 43, 45, and 42A.

Return to an Order of the House of Representatives dated the 18th September, 1908.

Ordered, "That there be laid upon the table of the House of Representatives all correspondence between the Minister of Lands and the Hawke's Bay Land Board, and all reports of Valuators and Rangers, and all resolutions of the above Board, relating to Small Grazing-runs Nos. 43, 45, and 42A, Waingaromia Survey District."—(Mr. HERRIES.)

SMALL GRAZING-RUN No. 43, WAINGAROMIA SURVEY DISTRICT.

ANALYSIS OF CORRESPONDENCE.

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- 3 14th June, 1907.—Resolution of Land Board appointing valuers to report whether small grazing-runs, Poverty Bay and Hawke's Bay Districts, are suitable for subdivision.
- 1st November, 1907.—Report of Board's valuer states Run 43 suitable for subdivision: that 900 acres thereof be offered present tenant, and balance be subdivided and offered under optional system. Two tracings attached illustrating valuer's report.
- 11th December, 1907.—Memo., Land Officer, Gisborne, to Commissioner, Napier, reporting that Run 43 is suitable for subdivision into five sections.
- 13th December, 1907.—Resolution of Land Board adopting valuer's suggestions and valuations for recommendation to Minister.
- 18th February, 1908.—Memo. from Commissioner, Napier, to Under-Secretary, sending valuer's reports, &c., on ten small grazing-runs, including No. 43, and recommending reports approved by Board for favourable consideration of Minister.
- Schedule showing prairie value, amount of improvements, rentals, name of lessee, and whether suitable for subdivision of runs (*inter alia*) Lots 1 and 2 of No. 43.
- 18th February, 1908.—Memo. from Commissioner to Mr. Black, lessee of Run 43, advising him of decision of Land Board to recommend subdivision of 43, and offering him a renewal of 900 acres at increased rental.
- 22nd February, 1908.—Memo. from Commissioner to Under-Secretary, calling attention to special conditions embodied in valuer's report in reference to Runs 45, 43, and 46.
- Minute (4th March, 1908). Minister's decision that Runs 17, 66, 45, Lots 1 and 2 of 43, be subdivided and disposed of: Run 46 to be offered on renewal lease to present occupiers.
- Memo. (5th March, 1908) from Under-Secretary to Commissioner, Napier, advising Minister decided that small grazing-runs 17, 66, 45, and Lots 1 and 2 of 43, are to be subdivided for closer settlement, and disposed of under optional system.
- 14th May, 1908.—Letter from Commissioner to Mr. R. G. Black, advising him that Minister had approved recommendation of Land Board to grant him a lease of 900 acres for further term of twenty-one years at rental of £79, and that balance of run was to be subdivided for closer settlement, and giving valuations of improvements thereon up to 30th November, 1907.
- Letter (1st June, 1908) from Mr. Black to Commissioner, Napier, appealing against decision of Land Board *re* lease of part of Run 43 offered him, and asking for a rehearing.
- 12th June, 1908.—Resolution of Land Board respecting Run 43 leased to R. G. Black: Board decided, after hearing Mr. Black in support of his appeal, to rescind former resolution, and to offer Mr. Black a renewal of his whole lease.
- Memo. (12th June, 1908) from Commissioner to Mr. Black, advising him of Board's decision to recommend for Minister's approval that he be offered a lease over the whole of Run 43.
- Memo. (20th June, 1908) from Commissioner to Under-Secretary, that the Board resolved to rescind its former resolution respecting Run 43, and offer Mr. Black (lessee) a lease of the whole of the land, subject to Minister's approval.

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- 24th June, 1908.—Submitted to Minister, who asked Under-Secretary to obtain explanation from Commissioner as to the Board's reasons for deciding to adopt this proposal regarding Run 43, after previously deciding that run was suitable for subdivision.
- Memo. (29th June, 1908) from Under-Secretary to Commissioner, asking for a full explanation regarding Board's action in cancelling its former resolution that Lots 1 and 2 of 43 were suitable for subdivision, and then subsequently recommending that a new lease of whole area be offered Mr. Black.
- Memo. (2nd July, 1908) from Commissioner to Under-Secretary, detailing circumstances which led Board to reverse former decision *re* 43.
- Memo. (8th July, 1908) from Under-Secretary to Minister, forwarding Commissioner's explanation, and recommending Minister's approval to Board's subsequent resolution that Mr. Black be offered a renewal of his lease.
- Memo. (10th July, 1908) from Minister to Valuer-General, asking for a report on Run 43, as to whether run is capable of subdivision.
- Memo. (30th July, 1908) from Valuer-General to Minister, forwarding District Valuer Lewis's (Gisborne) report, in which he states that Run 43 could be suitably subdivided into three lots, and details proposals to effect this, with explanatory tracing attached clearly indicating position.
- Minute (30th July, 1908) from Minister to Under-Secretary, stating that he saw Mr. Black, and had informed him that he declined to agree to grant a renewal.
- Memo. (8th August, 1908) from Under-Secretary to Commissioner, forwarding Valuer-General's report, and stating that in view of such report—that Run 43 could be suitably subdivided into smaller areas—Minister cannot see his way to agree to grant a renewal to Mr. Black.
- Resolution (14th August, 1908) of Land Board indorsing Valuer-General's report that Run 43 be subdivided into three lots, and offered under the optional system.
- Memo. (19th August, 1908) from Commissioner to Mr. Black, advising him that it has been finally decided that a renewal cannot be granted him of 43.
- Memo. (19th August, 1908) from Commissioner to Under-Secretary, advising Board adopted Valuer-General's report *re* subdividing Run 43 into three areas, and notified Mr. Black accordingly.
- Telegram (1st September, 1908) from Black to Minister: Notice *re* offer 900 acres of Run 43 issued by Commissioner.
- Telegram (1st September, 1908) from Minister to Black, asking for copy of notice *re* offer of 900 acres as stated.
- Telegram (1st September, 1908) from Under-Secretary to Commissioner, asking for copy of notice that Mr. Black states he received on authority of Under-Secretary.
- Memo. (1st September, 1908) from Commissioner sending copy of notice forwarded by him to Mr. Black, and detailing circumstances of how it came to be issued.
- Copy of notice referred to above.
- Letter (3rd September, 1908) from Mr. Black to Commissioner, acknowledging receipt of Commissioner's letter conveying final decision that a renewal for 43 could not be granted, and further remarks.
- Memo. (4th September, 1908) from Under-Secretary to Minister, explaining position regarding notice sent to Mr. Black in connection with offer of renewal of 900 acres at an increased rental; also clearly defining position caused by the neglect of the Commissioner to notify Mr. Black that the Board had altered its views respecting its former decision, thereby allowing Black to continue thinking that he was to obtain a lease of 900 acres in accordance with the Board's recommendations as detailed in notice sent to Mr. Black.
- Memo. (8th September, 1908) from Minister to Under-Secretary, forwarding copy of notice referred to, in which it is stated Ministerial authority was granted to Mr. Black obtaining 900 acres, and requesting Under-Secretary to call on Commissioner to show the authority for his statement that Minister approved recommendation of Land Board.
- Copy of notice referred to in preceding memo.
- Telegram (10th September, 1908) from Under-Secretary to Commissioner, asking authority for his statement that Minister approved recommendation of Land Board to grant Mr. Black 900 acres of Run 43.
- Memo. (10th September, 1908) from Commissioner to Under-Secretary, setting forth his reasons for issuing notice to Mr. Black.
- Copy of Mr. Black's letter referred to in preceding memo.
- Memo. (14th September, 1908) from Under-Secretary to Minister, forwarding particulars of how Mr. Black was notified of approval of Board and Minister respecting the proposed lease of 900 acres.
- Minute (14th September, 1908) from Minister to Under-Secretary, asking, in view of the mistaken meaning given to Minister's memo. of 4th March, 1908, and Mr. Black's application for preference over one of the three subdivisions, whether one of the areas of 900 acres or thereabouts could be given him as a small grazing-run, the other two being put up on the optional tenure.
- Memo. to Commissioner (15th September, 1908) by Under-Secretary, asking whether a lease of 900 acres could be given Mr. Black as a small grazing-run, &c.
- Memo. from Commissioner (16th September, 1908) to Under-Secretary, submitting suggestions for the proposed subdivision of Run 43. Tracing attached illustrating proposals.

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- Memo. (22nd September, 1908) from Under-Secretary to Minister, containing summary of Commissioner's report with regard to subdivision.
- Minute (22nd September, 1908) from Minister to Under-Secretary, asking that proposals be submitted to Board, Mr. Black to receive preference for about 900 acres or thereabouts.
- Memo. (22nd September, 1908) from Under-Secretary to Commissioner, asking him to place representations before Board, and submit Board's recommendation to Minister for consideration.

CORRESPONDENCE, ETC.

Extract from Land Board Proceedings relating to Small Grazing-runs Nos. 42, 43, 45, Waingaromia Survey District.

Napier, 14th June, 1907.

VALUERS were appointed under section 209 of "The Land Act, 1885," to deal with small grazing-runs, the leases of which expire on the 28th February, 1909, as follows: Mr. H. Martin Smith for Hawke's Bay, and Mr. Ian S. Simson for Poverty Bay. To report exhaustively as to whether runs are suitable for subdivision and as to value of land and improvements.

S.G.R. 27/3. Run, 43, Waingaromia S.D.

1st November, 1907.

As instructed, I visited the property known as Run 43, containing two lots, viz.: Lot 1, 1,928 acres 2 roods 32 perches, being all that portion of the north side of Tauwhareparae, Waimata, and the main Waimata and Tolaga Bay Road; and Lot 2, containing 2,415 acres 3 roods 8 perches, being all that portion on the south side of the main Tolaga Bay Road, the total acreage being 4,354 acres 2 roods.

The land is situated on both sides of the main road from Gisborne, through the Waimata to Tolaga Bay. The road is well formed, and in summer-time a first-class dray-road. The distance from Tolaga Bay is twenty miles, and from Gisborne thirty-six miles. The road runs through the Wigan Estate and joins Run 43 very near the middle of the block, and then with a gradual rise of 1,300 ft. until it reaches the road known as the Tauwhareparae-Waimata Road, and then along a main ridge until it reaches the boundary.

The aspect varies on the left-hand side of the road: the land slopes towards the Mangarua-Mangamoho streams and tributaries, having a continuation of good sloping ridges and gullies intervening; the balance falling towards the Whakaurangi Stream, from thence in a straight line to the main road. This part of the run is excellent pastoral land, and of quite as good a quality as the best of Wigan Estate, and would, in my opinion, cut up into five- or six-hundred-acre blocks to advantage, this amount being quite sufficient, as the land is of superior quality. On the right-hand side of the road, sloping down to a creek (no name) on which is marked "waterfall," the land is of the same quality as on the left-hand side, and is of excellent quality; but gets slightly poorer as it runs along the right-hand side of the Tauwhareparae-Waimata Road. The land from Waterfall Creek to the back boundary is a succession of steep ridges and gullies, and is of fair quality; but, owing to its steepness and not-cleared-off timber, having only been grassed during the last four years, and having no possible building-sites, I would suggest that about 900 acres, starting from the back boundary on the north side of the road, be cut out and put into small grazing-run at £3 10s. per acre unimproved value, and offered to the present tenant for another term of twenty-one years, the balance of both sides of the road be cut up and offered under the optional system.

It could be cut up into six sections, giving each section a road frontage and homestead-site. With the exception of about 400 to 500 acres, the land is first-class pastoral land. The poor portion lies on the west of the road, after passing the Tauwhareparae-Waimata Road, and a small portion on the east side. This land, however, can easily be worked in with the better portion, and will assist in giving homesteads to that part when cut up. The 25 acres of bush land in the corner, being completely cut out of the estate, is of no practical use. I recommend it be kept as a scenic reserve. About 350 acres out of the 500 acres of poor land has gone back to its natural state, and is now in manuka and ngaio mokomoko. This portion of the land is very poor.

There are no buildings on the run. The present tenant has 400 acres of freehold adjoining the run, and the buildings are all on the freehold. The fences are all in first-class order, and the land is well grassed in cocksfoot, perennial, and clover, and the only noxious weeds I saw was about one acre in extent, carrying some Californian thistle. To sum up, I recommend that the land be cut up into six blocks, one of 1,000 acres, and the balance as suitable to road frontage and homestead-site. My valuation is as follows:—

Lot No. 1, on North Side of Main Road, containing 1,928 acres 2 roods 32 perches.

Improvements,—

928 acres 2 roods 32 perches of well-grassed land all originally in bush, now well cleared of timber	£	s.	d.
1,000 acres of hilly bush land, felled and grassed, partly cleared of logs	3,018	7	6
	2,500	0	0
	5,518	7	6
Seven miles post-and-wire fencing (seven wires and five posts)	560	0	0
	6,078	7	6

Unimproved value,—	£	s.	d.
928 acres 2 roods 32 perches	3,483	0	0
1,000 acres	3,500	0	0
	13,061	7	6

Lot No. 2, South Side of the Road.

Improvements,—			
Grassing, felling, and clearing 2,000 acres: all good pasture	6,500	0	0
" " " " 75 acres	225	0	0
Five miles fencing (7 wires, 5 posts)	300	0	0
Eight " " " "	640	0	0
	7,665	0	0

Unimproved value,—			
2,000 acres	8,000	0	0
75 acres	225	0	0
350 acres 3 roods 8 perches	350	15	0
	16,240	15	0

• *Grand Total.*

Lot 1, 1,928 acres 2 roods 32 perches	13,061	7	6
Lot 2, 2,425 ,, 3 ,, 8 ,,	16,240	15	0
	29,302	2	6

Capital value, £6 15s. 4d. per acre.

I. S. SIMSON, Valuer.

S.G.R. 27/2.

Lands Office, Gisborne, 11th December, 1907.

The Commissioner of Crown Lands, Napier.

Small Grazing-run 43, 4,291 Acres.

ALL but three or four hundred acres of this run is excellent old bush country, in good clean grass, very suitable for subdivision into smaller holdings—say, into five sections, for which homestead-sites can be found. As the lessee runs this in connection with other land adjoining, there are few improvements except the clearing and grassing and fencing on the block.

For the same reason the stock reports do not give the carrying-capacity, but I think it may be set down as about two sheep per acre.

T. N. BRODRICK,
Land Officer.

Extract from Land Board Proceedings relating to Small Grazing-runs Nos. 42, 43, 44A, 45, 66, and 67, Waingaromia and Taramarama Survey Districts.

Napier, 13th December, 1907.

THE Land Officer, Gisborne, forwarded preliminary reports on Small Grazing-runs 42, 43, 44A, and 45, Waingaromia Survey District, and 46, Tokomaru Survey District, the leases of which expire on the 28th February, 1909, and Mr. Simson, Crown Lands Ranger, waited on the Board in connection therewith.

The Board went into committee to deal with the above, and also leases of Small Grazing-runs 66 and 67, Taramarama Survey District, when it was decided to adopt the Ranger's suggestions and valuations for recommendation, these to be verified by the Land Officer, Mr. Brodrick.

2459/114.

Department of Lands, District Office, Napier, 18th February, 1908.

The Under-Secretary for Lands, Wellington.

Small Grazing-runs.

In compliance with your Circular No. 708 of the 21st December, 1905, I have the honour to enclose herewith valuer's reports on and tracings showing localities of the following ten small grazing-runs:—

Hawke's Bay,—		A.	R.	P.
Run No. 24, Pohui	823	0	0	
,, No. 16, Nuhaka	1,983	0	0	
,, No. 17, ,,	2,263	0	0	
Poverty Bay,—				
Run No. 66, Taramarama	1,894	0	0	
,, No. 67, ,,	983	2	0	
,, No. 46, Tokomaru and Uawa	5,000	0	0	
,, No. 45, Waingaromia	3,358	1	20	
,, No. 42, ,,	4,195	0	0	
,, No. 43, ,, Lot 1	1,928	2	32	
,, No. 43, ,, Lot 2	2,425	3	8	

The Land Board in each case adopted the reports, and decided to recommend them for the favourable consideration of the Minister.

I have enclosed original reports and tracings, and will be glad if you will return these to me after being dealt with; also, as the time is growing short, please make the matter an urgent one.

HENRY TRENT,

Enclosures: Tracings and schedule.

Commissioner of Crown Lands.

Small Grazing-runs, Hawke's Bay Land District, Poverty Bay.

Lease No.	Run No.	Survey District.	Area.	Prairie Value.	Value of Improvements.	Present Rental.	Proposed Rental.	Lessee.
HAWKE'S BAY.*								
14*	24	Pohui	A. 823 0 0	£ 2,064 0 0	£ 405	£ 26 0 0	£ 51 12 0	Todd and Griffen.
19*	16	Nuhaka	B. 1,983 0 0	£ 3,625 0 0	£ 3,625	£ 40 3 2	£ 90 12 6	S. and J. A. Black.
20†	17	"	P. 2,263 0 0	£ 8,065 0 0	£ 3,250	£ 30 0 2	£ ..	Crosse, Barker, and Nelson.
POVERTY BAY.								
16†	66	Taramarama ..	1,894 0 0	£ 2,367 10 0	£ 100	£ 23 13 6	£ ..	D. Couper.
17*	67	"	983 2 0	£ 1,475 15 0	£ 1,120	£ 12 6 0	£ 40 0 0	D. E. O'Neill.
23†	46	Tokomaru and Uawa	5,000 0 0	£ 18,860 0 0	£ 16,230	£ 31 5 0	£ ..	M. M. and G. Fitzgerald.
24†	45	Waingaromia ..	3,358 1 20	£ 10,858 0 0	£ 8,825	£ 21 0 0	£ ..	J. A. A. Caesar.
26*	42	"	4,195 0 0	£ 13,785 0 0	£ 12,379	£ 26 4 5	£ 344 12 7	F. Hall.
27†	43,	"	1,928 2 32	£ 6,983 0 0	£ 6,078	£ 13 10 0	£ ..	R. G. Black.
27†	Lot 1 43, Lot 2	"	2,425 3 8	£ 8,576 0 0	£ 7,665	£ 16 10 0	£ ..	"

* Not suitable for subdivision.

† Is suitable for subdivision.

Lands Department, Napier.

HENRY TRENT,
Commissioner of Crown Lands.

S.G.R. 27/6. Run 43, Waingaromia S.D.

Department of Lands and Survey, Gisborne, 18th February, 1908.

Mr. R. G. Black, c/o Land Officer, Gisborne.

Small Grazing-run No. 43, Waingaromia Survey District.

PLEASE note that the question of the removal of your lease over the above run has been considered by the Land Board, and it was decided to recommend for the favourable consideration of the Minister of Lands that the run be subdivided for closer settlement, but that you be offered a renewal of that portion lying to the northern side of the road and extending to your back boundary (shown on the enclosed tracing) and comprising an area of about 900 acres, at an increased rental, and I now give you notice accordingly, in conformity with the provisions of section 209 and following sections of "The Land Act, 1885," and when a reply is received from the Minister you will be further communicated with.

HENRY TRENT,

Commissioner of Crown Lands.

2459/115A, S.G. Runs.

(Urgent.)

Gisborne, 22nd February, 1908.

The Under-Secretary for Lands, Wellington.

Re Small Grazing-runs, Waingaromia, Tokomaru, and Uawa Survey Districts.

I HAVE the honour to call your attention to the special conditions recommended with respect to the following runs, to which I omitted to make special reference in forwarding reports, &c., but which you will find are embodied in said reports. I append copies of the notices that I have sent to the respective lessees: Small Grazing-run No. 42; F. Hall. Small Grazing-run No. 43; R. G. Black. Small Grazing-run No. 46; Fitzgerald Bros.

I would respectfully submit that by giving the lessees the option of accepting new leases as proposed, the requirements of closer settlement will be met, and at the same time in all probability it will greatly assist in removing the present discontent displayed by the tenants.

HENRY TRENT,

Commissioner of Crown Lands.

To be considered by Hon. Mr. McNab on return to Wellington.—W.C.K. 26/2/1908.

Runs 17, 66, 45, 1 and 2 of 43, to be subdivided and disposed of; Run 46 to be offered on renewal lease to the present occupiers.—R.McNAB. 4/3/1908.

Department of Lands, Wellington, 5th March, 1908.

The Commissioner of Crown Lands, Napier.

Re Small Grazing-runs.

In reply to your 2459/114, of the 18th ultimo, and subsequent correspondence in regard to certain small grazing-runs in the Hawke's Bay and Poverty Bay Districts, the Hon. the Minister of Lands

has now decided that Small Grazing-runs Nos. 17, 66, 45, and Lots 1 and 2 of 43, are to be subdivided for closer settlement and disposed of under the optional system.

* * * * *

With regard to the runs to be resumed for closer settlement, please send me a certified schedule of the improvement values, to be entered upon our estimates for appropriation by Parliament. Of course these values will be loaded upon the respective lands resumed.

WM. KENSINGTON,
Under-Secretary.

S.G.R. 27/8. S.G.R. 43, Waingaromia S.D.

Department of Lands and Survey, District Office, Napier, 14th May, 1908.

Mr. Robert G. Black, c/o Land Officer, Gisborne.

Lots 1 and 2, Run 42, Blocks XII and XVI, Waingaromia Survey District.

REFERRING to my memo. to you of the 18th February last, I have now to inform you that the Hon. the Minister of Lands has approved the recommendation of the Land Board that a lease of portion of the above holding, containing about 900 acres, be offered to you for a further term of twenty-one years on the same conditions as your present lease, and at an annual rental of about £79. I shall be glad to hear at your early convenience if you will accept this.

It has been decided that the balance is to be subdivided for closer settlement and offered under the provisions of "The Land Act, 1892." Due notice fixing the date of opening same for selection, areas, prices, rentals, &c., will be given in the local newspapers.

You are required to give up possession of the areas to be subdivided on the 28th February, 1909.

The improvements on the whole of the run as at the 30th November last were valued at £13,743 7s. 6d., and this is the sum, subject to any necessary deductions or additions at the end of your lease, to which you are entitled in the event of not accepting the above offer.

H. G. PRICE,
For Commissioner of Crown Lands.

S.G.R. 27/9. S.G.R. No. 43, Waingaromia S.D.

DEAR SIR,—

Arakihi, Box 134, 1st June, 1908.

Under clause 79 of "The Lands Act, 1885," I wish to appeal against the decision of the Board concerning the lease of my Grazing-run 43, and ask for a rehearing of the case at the next meeting of your Board in Napier on the 12th June.

The Commissioner of Crown Lands, Hawke's Bay.

Yours, &c.,

ROBERT G. BLACK.

Extract from Land Board Proceedings relating to Small Grazing-run No. 43, Waingaromia Survey District.

Napier, 12th June, 1908.

THE following application for rehearing under section 52 of "The Land Act, 1892," was received:—

R. G. Black: Small Grazing-run 43, Waingaromia Survey District. Mr. Black, sen., waited on the Board; and, on the motion of Mr. Hyde, seconded by Mr. Bartram, it was decided to recommend for the favourable consideration of the Minister that, under the circumstances now disclosed, the former resolution herein be rescinded, and that Mr. Black be now offered a renewal of his lease in its entirety, as was done in the case of Small Grazing-run 42, Waingaromia Survey District, held by Mr. Hall.

S.G.R. 27/10. Run 43, Waingaromia S.D.

Department of Lands and Survey, District Office, Napier, 12th June, 1908.

Mr. R. G. Black, Box 134, Gisborne.

Small Grazing-run No. 43, Waingaromia Survey District.

YOUR application for a rehearing, dated the 1st instant, herein was granted by the Land Board to-day, and, consequent on the representations of your father, who waited on the Board, it was decided to recommend for favourable consideration that you be offered a renewal of your lease over the whole of the land.

This recommendation will go forward in due course, and when a reply is received you will be further communicated with.

H. G. PRICE,

For Commissioner of Crown Lands.

2459/142.

Department of Lands, Napier, 20th June, 1908.

Under-Secretary for Lands, Wellington.

Small Grazing-runs 43 and 45, Waingaromia, Poverty Bay.

I HAVE the honour to inform you that at the last meeting of the Land Board the following resolutions were passed:—

Small Grazing-run 43; R. G. Black, lessee: Mr. Black, sen., waited upon the Board on behalf of the lessee (his son), and after hearing him the Board decided to recommend for the favourable consideration of the Hon. the Minister of Lands that, under the circumstances disclosed, the former resolution be rescinded, and that the lessee be now offered a renewal of his lease, as was done in the case of Small Grazing-run 42, adjoining, held by Mr. Hall.

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HENRY TRENT,
Commissioner of Crown Lands.

The Hon. the Minister of Lands.—For your consideration. The papers were before you on previous occasion. I believe the matter came before you at Gisborne.—WM. C. KENSINGTON, U.-S. 24/6/1908.

Under-Secretary.—*Re* Run 42: Does this relate to Lot 1 and Lot 2 of 43, which were reported as capable of subdivision into six allotments.—R. McNAB. 25/6/1908.

The Hon. the Minister of Lands.—Yes, it does. See marked papers attached.—WM. C. KENSINGTON, U.-S. 27/6/1908.

Under-Secretary.—Write Board asking for an explanation of the seeming inconsistency. Do they now say it will not subdivide?—R. McNAB. 27/6/1908.

2459/143, S.G.R. L. 57766. L.B. 228/772.

Department of Lands, Wellington, 29th June, 1908.

The Commissioner of Crown Lands, Napier.

Small Grazing-run No. 43, Waingaromia Survey District (R. G. Black, lessee).

In reply to you memo. No. 2459/142, of the 20th instant, I have to inform you that your statement and report of the meeting of the Land Board (as published in the *Hawke's Bay Herald*) were duly laid before the Hon. the Minister of Lands, who wishes to know if it is a fact that the Board, which, according to your previous memorandum of the 18th February last, passed a resolution that Lots 1 and 2 of Run No. 43 were suitable for subdivision, and recommended the report of the Ranger thereon for the favourable consideration of the Minister, now recommends that the lessee should be granted a new lease of the whole area, and consequently cancels its former resolution.

The Minister has so far expressed *no* opinion on the subject of how the run should be dealt with, beyond agreeing to the Board's resolution of February last that the land should be subdivided and disposed of under the optional system (see my memo. of the 5th March).

This being the case, the Minister is at a loss to know why (according to the printed account of the Board's meeting) you allowed the statements made by Messrs. Lane and Bartram that it was the *Minister* who differentiated in the cases of Runs 42 and 43, and should be called upon for an explanation, to go uncontradicted, as your memo. of the 18th February distinctly states that the *Board* adopted the reports of the Ranger and decided to recommend them for the favourable consideration of the Minister. The reports alluded to were that Run 42 was *not* suitable for subdivision, whilst Run 43 was, and all the Minister did was to agree to the Board's recommendation, in consequence of which Mr. Hall has been offered a new lease of Run 42, and Run 43 was to be cut up for closer settlement.

If your reply is correctly reported in the newspaper, it shows an astonishing weakness in dealing with the statements by Messrs. Lane and Bartram, as it was in your power to have pointed these facts out, and to show that the Minister has merely approved the Board's action, and not gone contrary to it, as would appear from reading the report. Incidents such as these are very regrettable, and place the Minister in a false position entirely, through the negligence of the departmental officers in not giving the true facts of the case.

So far as can be gathered from the correspondence, there does not appear to be any valid reason why Lots 1 and 2 and Run 43 should not be subdivided, beyond the fact that the present lessee is very much opposed to such a course. The Board apparently do not controvert the Ranger's report that the land is suitable for closer settlement, nor does your covering memo. of the 20th June throw any light on this subject. As you are aware, the Government's policy is to settle as many persons on Crown lands as can profitably occupy and utilise the same, and, although it would seem that Run 43 is capable of being subdivided into three separate areas, yet I now understand that the Board and yourself consider that the claims of settlement are adequately met by allowing the present lessee to retain the whole area in one run.

Before the Minister gives any decision on the subject it is essential that you should set forth the full circumstances of the case, which so far you have not done, and give adequate reasons for the Board's change of front and desire to cast the onus of refusing to agree thereto upon the Minister.

WM. KENSINGTON.

Under-Secretary.

2459/144, S.G.R.

Department of Lands and Survey, District Office, Napier, 2nd July, 1908.

The Under-Secretary for Lands, Wellington.

Small Grazing-run No. 43, Waingaromia Survey District (R. G. Black, lessee).

In answer to yours, quoted above, I have to state that at the last meeting of the Land Board, on the 12th ultimo, an application of the lessee for a rehearing under the provisions of section 79 of "The Land Act, 1885" (under which the lease is held), was heard, and the Board was of opinion that the justice of the case warranted a recommendation for a reversal of its former decision, it

being considered that, seeing the Ranger's report contained alternative proposals, it left it open for the Board to reconsider the circumstances of the case, which were shown to be similar to those connected with Small Grazing-run No. 42, adjoining, for in that instance the same alternative proposals were made in the Ranger's report.

The change of front attributed to the Board was considered to be justified by the provisions of the Act, and was not in any way intended to cast the onus upon the Minister as inferred. Mr. Lane said he wished to know why the Minister of Lands had approved of the renewal of Small Grazing-run 42, seeing that the report was similar to that on No. 43, and Mr. Bartram expressed the opinion that he considered that they should be treated alike. I took exception to these remarks, stating it was not for the Board to question the decision of the Minister, who was guided by the reports submitted to him: and I was supported by Messrs. Groom and Hyde therein.

I then stated that the Board's proper course was to place before the Minister the fact that, the circumstances connected with Mr. Black's case being considered similar to those of Mr. Hall's, he should be asked to reconsider the matter upon the Board's recommendation to that effect.

I would here respectfully call your attention to the contents of my memo. 2459/115A, of the 22nd February, from the latter part of which it will be seen that it was considered that Run 43 was referred to as similarly situated to Nos. 42 and 46.

With regard to the report of the meeting of the Land Board (as appeared in the *Hawke's Bay Herald*) to which you allude, I have to state that in a general way it was correct, but in this case, as frequently occurs, the actual remarks made are misquoted, and the report does not convey the full purport of what transpired. I cannot control the utterances of members, who claim the right to express their opinion upon matters they consider as bearing upon the business before the Board, but I am not aware that I have allowed any instance to pass unchallenged where any remarks have been made with regard to the actions of the Hon. the Minister of Lands or any officer of the Department, as can be borne out by the members of the Board if needed, so that the charge of negligence on my part, as recorded in your memo. is not justified: and, considering I have served the Department for upwards of forty-five years, and, as far as I am aware, no such charge has ever been preferred against me before, I think the opportunity of an explanation might have been afforded me in this case before such an accusation is recorded upon the office files.

HENRY TRENT,

Commissioner of Crown Lands.

Department of Lands, Wellington, 8th July, 1908.

The Hon. the Minister of Lands.

Re *Small Grazing-run No. 43, Waingaromia.*

IN regard to Small Grazing-run No. 43, Waingaromia Survey District, leased to Mr. R. G. Black, I transmit for your information the reason, as given by the Commissioner of Crown Lands, why the Land Board have rescinded their former resolution recommending that the run should not be re-leased, but should be subdivided for settlement, and now, after again considering the case, have reversed their former decision. The full explanation now given is in answer to my memo. of the 29th ultimo, which is attached below.

In memo. 57766/25 (attached), conveying the Board's recommendation, no such explanation is given as to the reason of their change of front as it was now submitted. Mr. Trent does not seem even now to apprehend the true position of the case. You were not primarily guided by the report submitted to you, but by the definite resolution of the Land Board itself. This Mr. Trent appears not to be able to comprehend, and his answer to Mr. Lane should have been clear, distinct, and straightforward that it was the Board's own resolution which the Minister had simply approved. However, with the full explanation now given, I beg to recommend that the reversal of the Board's decision, and their present resolution that Mr. R. G. Black be offered a renewal of his lease of the run in question, be approved.

WM. C. KENSINGTON, Under-Secretary.

Office of the Minister of Lands and for Agriculture, Wellington, 10th July, 1908.

Memo. for the Valuer-General, Wellington.

Re *Small Grazing-run No. 43, Waingaromia.*

WOULD you kindly report to me upon the above run now leased to Mr. R. G. Black, and whose lease in the Hawke's Bay District is now about to expire, and I am desirous of knowing from the officers of your Department whether the run is capable of subdivision.

ROBERT McNAB.

Valuation Department, Wellington, 30th July, 1908.

The Hon. Mr. McNab, Wellington.

Small Grazing-run 43 (R. G. Black).

REFERRING to your letter of the 10th instant, I have now to forward for your information a report which I have received in this matter from District Valuer Lewis, of Gisborne. I also attach plan showing the subdivisions.

I regret that, owing to the flooded state of the rivers in this district, the matter has unavoidably been somewhat delayed.

G. F. C. CAMPBELL,

Valuer-General.

Under-Secretary.—Saw Mr. Black this evening. Declined to agree to renewal.—R. McNAB.
30/7/1908.

Valuation Department, Gisborne, 24th July, 1908.

SIR,—

Small Grazing-run 43 (R. G. Black, lessee).

In accordance with your instructions, I have inspected the above run, and submit the following report as to its capability of subdivision.

I am of opinion it could be suitably divided into three lots, though the difficulty of obtaining homestead-sites is somewhat perplexing when equally distributing or endeavouring to allocate the poorer portions of the block to each of my proposed subdivisions. This has, I think, been overcome after careful inspection, but in the case of Subdivision No. 2 it will be necessary to form about a mile of road to give access to the only available homestead-site on this subdivision, which may be somewhat costly owing to the formation of the country to be traversed, but the land is very good generally on this proposed subdivision, so that it will better bear a loading than the other lots for roading. Watering has been given careful consideration in each subdivision.

Section 1: I have been compelled to cover a fairly large area of the run in this subdivision owing to its rough and broken character and the patchy quality, and to obtain sites for yards and homestead, there being no available sites on the north-east side of the creek dividing this subdivision from the road which goes through the run. It would not, in my opinion, be prudent to cut this portion of the block into smaller areas.

Section 2 I propose to cut into a smaller block, as the land with the exception of about 150 acres on the western boundary is of good quality, has a nice homestead-site thereon, and some totara, though, as stated in the first portion of this report, it will be necessary to form about a mile of road from the road at present running through the run to the homestead-site indicated.

Section 3 has some indifferent country on the south-western portion, having a deal of cedar country on the face. This has recently been cleared and sown, but the crop of turnips is poor generally. Exclusive of this piece of indifferent land the remainder of this proposed subdivision is good country. There is a small patch of bush in the western corner of this along the road, which I think should be reserved, as it is practically the only piece of native bush along the road in this locality, and it would be a great pity to allow it to be destroyed.

Generally there are no special characteristics in this run. There is an absence of fencing-timber, with the exception of some totara on proposed Section 2; but the present lessee is bent on getting all the available posts and timber of any value off this portion as fast as he can, from observation, to use on his freehold and leasehold lands adjoining this run.

I enclose a plan of the run, having marked proposed homestead-sites, poor land, steep faces, present fences, and all other information thereon, I hope, that will give a lucid idea of the property.

Yours, &c.,

C. LEWIS,

District Valuer.

The Valuer-General, Wellington.

L. 57766. L.B. 1335. 2459/149, S.G.R.

Department of Lands, Wellington, 8th August, 1908.

Commissioner of Crown Lands, Napier.

Re Small Grazing-run 43 (R. G. Black).

REFERRING to your 2459, of the 2nd ultimo, and the resolution of the Land Board in which they reversed their former decision in regard to the subdivision of the above run, the whole matter has been under the consideration of the Hon. the Minister of Lands, and was referred by decision of the Government to the Valuer-General, who has now reported as follows:—

“I am of opinion that Small Grazing-run 43 (R. G. Black, lessee) could be suitably divided into three lots, though the difficulty of obtaining homestead-sites is somewhat perplexing when equally distributing or endeavouring to allocate the poorer portions of the block to each of my proposed subdivisions. This has, I think, been overcome after careful inspection, but in the case of Subdivision No. 2 it will be necessary to form a mile of road to give access to the only available homestead-site on this subdivision, which may be somewhat costly owing to the formation of the country to be traversed; but the land is very good generally on this proposed subdivision, so that it will better bear a loading for roading than the other lots. Watering has been given careful consideration in each subdivision.

“Section 1: I have been compelled to cover a fairly large area of the run in this subdivision, owing to its rough and broken character and its patchy quality, and to obtain sites for yards and homesteads, there being no available sites on the north-east side of the creek dividing this subdivision from the road which goes through the run. It would not, in my opinion, be prudent to cut this portion of the block into smaller areas.

“Section 2: I propose to cut this lot into a smaller block, as the land, with the exception of about 150 acres on the western boundary, is of good quality, has a nice homestead-site thereon, and some totara, though, as stated in the first portion of this report, it will be necessary to form about a mile of road from the road at present running through the run to the homestead-site indicated.

“Section 3: This section has some indifferent country on the south-western portion, having a deal of cedar country on the face. This has recently been cleared and sown, but the crop of turnips is poor generally. Exclusive of this piece of indifferent land, the remainder of this proposed subdivision is good country. There is a small patch of bush in the western corner, along the road, which I think should be reserved, as it is practically the only piece of native bush along the road in this locality, and it would be a great pity to allow it to be destroyed.

“Generally speaking, there are no special characteristics in this run. There is an absence of fencing-timber, with the exception of some totara on proposed Section 3, but the present lessee

is evidently bent on getting all the available posts and timber of any value off this portion as fast as he can, judging by observation, to use on his freehold and leasehold lands adjoining this run. I enclose a plan of the run, having marked thereon proposed homestead-sites, poor land, steep faces, present fences, and all other information thereon, which, I hope, will give a lucid idea of the property."

Under these circumstances I have to request you to inform the Land Board that, in view of the report by the Valuer-General that the run can be subdivided into smaller areas, the Hon. the Minister of Lands cannot see his way to agree to a renewal of the lease being granted to Mr. R. G. Black.

WM. KENSINGTON, Under-Secretary.

Enclosure: Tracing.

Extract from Land Board Proceedings relative to Small Grazing-run No. 43, Waingaromia Survey District, held by Mr. R. G. Black.

Napier, 14th August, 1908.

THE Board (in committee) considered a letter from the Head Office covering a report by the Valuer-General on Small Grazing-run No. 43, Waingaromia Survey District, held by R. G. Black, and, on the motion of Mr. Bartram, seconded by Mr. Groom, this was adopted, with a decision that the present stock-paddock be reserved, and that in all cases where land is being cut up for settlement provision be made for workers' homes. The run to be subdivided into three and offered under the optional system.

S.G.R. 27/11.

Department of Lands and Survey, Napier, 19th August, 1908.

Mr. R. G. Black, c/o Land Officer, Gisborne.

Small Grazing-run No. 43, Waingaromia Survey District.

In continuation of my memo. S.G.R. 27/10, of the 12th June last, I have now to inform you that, consequent on the receipt of an exhaustive report by the Valuer-General, wherein he states the run could be suitably divided into three lots, it has been finally decided that a renewal of the lease cannot be granted to you.

A subdivisational survey will therefore be carried out, and the land offered for selection under the optional system in due course.

HENRY TRENT,

Commissioner of Crown Lands.

2459/150, S.G. Runs.

Department of Lands and Survey, District Office, Napier, 19th August, 1908.

The Under-Secretary for Lands, Wellington.

Small Grazing-run No. 43, Waingaromia Survey District (R. G. Black).

In reply to your memo. No. 57766 of the 8th instant, herein I have the honour to inform you that the Land Board, on the 14th instant, decided to adopt the course suggested by the report of the Valuer-General and approved by the Hon. the Minister of Lands. Mr. Black has been notified accordingly.

HENRY TRENT,

Commissioner of Crown Lands.

Minister of Lands, Wellington.

Napier, 1st September, 1908.

NOTICE re offer 900 acres Small Grazing-run 43 issued by Commissioner on authority Under Secretary when in Napier 11th May.

BLACK.

(Urgent.)

Mr. Black, Napier.

1st September, 1908.

FORWARD at once copy of the original of notice you refer to re the 900 acres.

ROBERT McNAB.

O.H.M.S., urgent.

Commissioner Crown Lands, Napier.

W'n, 1/9/1908.

Re Small Grazing-run 43, Waingaromia, and your memo. of the 19th August, and my memo. to you of the 8th August: Please send me copy of some notice that Mr. Black wires that you sent him offering him 900 acres on authority of Under-Secretary when in Napier eleventh May. There is no memo. from you that explains your having sent such a notice. If such notice sent, please post copy by return mail for Minister's information.

WILLIAM KENSINGTON, Under-Secretary.

S.G.R. 27/15.

Department of Lands and Survey, District Office, Napier, 1st September, 1908.

The Under-Secretary of Lands, Wellington.

Small Grazing-run 43, Waingaromia Survey District.

In compliance with your request as contained in your telegram of even date, I now send you a copy of the notice Mr. R. G. Black refers to, and, in order to make the matter clear, I wish to place before you the following statement:—

On the 18th February, 1908, a preliminary notice was sent to Mr. Black, informing him as to the Board's recommendation, a copy of which I appended to my letter 2459/115A of the 22nd February. I wrote that with the express intention of directing the Minister's attention to the special circumstances disclosed by the Crown Lands Ranger's reports, in cases of the run referred to, and two others, thinking that in dealing with the proposals contained in the reports they might possibly be missed. I would here remark that the Land Board adopted those proposals and recommended them for approval; and when the Minister's decision, as conveyed in your memo. of the 5th March, was received it was construed to be an approval of the Ranger's suggestions, but before sending Mr. Black final notice I considered it desirable to assure myself that such was intended, and if you remember I pointed out the matter to you on your visit to this office in May last, when you indorsed my opinion, and, in order to give it official authority, you noted in margin of report "Yes. Do this," and initialled your minute, meaning, include the offer of the 900 acres in notice, the *balance* of run to be subdivided into five or six portions as proposed by the Ranger.

HENRY TRENT,

Commissioner of Crown Lands.

Department of Lands, Napier, 14th May, 1908.

Mr. Robert G. Black, c/o Land Officer, Gisborne.

Lots 1 and 2, Run No. 43, Blocks XII and XVI, Waingaromia Survey District.

REFERRING to my memo. to you of the 18th February last, I have now to inform you that the Hon. the Minister of Lands has approved the recommendation of the Land Board that a lease of portion of the above holding, containing about 900 acres, be offered to you for a further term of twenty-one years on the same conditions as your present lease, and at an annual rental of about £79. I will be glad to hear at your early convenience if you will accept this.

It has been decided that the *balance* is to be subdivided for closer settlement, and offered under the provisions of "The Land Act, 1892." Due notice, fixing the date of opening of same for selection, areas, prices, rentals, &c., will be given in the local newspapers.

You are required to give up possession of the area to be subdivided on the 28th February, 1909.

The improvements on the whole of the run as at the 30th November last were valued at £13,743 7s. 6d., and this is the sum, subject to any necessary deductions or additions at the end of your lease, to which you are entitled in the event of not accepting the above offer.

H. G. PRICE,

For Commissioner of Crown Lands.

S.G.R. 27/16. Run 43, Waingaromia.

Gisborne, 3rd September, 1908.

DEAR SIR,—

Small Grazing-run No. 43, Waingaromia Survey District.

I have to acknowledge your letter of the 19th August, informing me that "it has been finally decided that a renewal of the lease cannot be granted to you."

I have also your previous letter of the 14th May, 1908, in which you were good enough to inform me of the Board's earlier determination, and in terms thereof to offer me a part (900 acres) of the run for renewal. This letter and offer I understand, and still claim, to be a determination by the Board and offer made within its jurisdiction conferred by section 209 of the Act of 1885.

My time for election to accept or refuse the offer does not, I think, lapse until the term of my original lease is within three months of expiry. I prefer to take further time for consideration before exercising my election, as I am not without hope that an approved method of dealing with the run more equitable to me as tenant may yet be found by your Board which would justify me in waiving any rights I may have under the determination and offer intimated to me in May.

Yours, &c.,

ROBERT G. BLACK.

The Commissioner of Crown Lands, Napier.

Wellington, 4th September, 1908.

The Hon. the Minister of Lands.

Small Grazing-run 43, Waingaromia Survey District.

WITH regard to the notice given to Mr. Black, lessee of this run, offering him 900 acres on a new lease, I have the honour to report as follows:—

On the 18th February, 1908, the Commissioner of Crown Lands forwarded the report of the Ranger on this run (with others), and advised that the Land Board had adopted the report and recommended it for approval. On the 22nd the Commissioner forwarded a copy of the notice which he had given to Mr. Black, stating that the Minister had been recommended to subdivide the run for closer settlement, and to offer Mr. Black a renewal of 900 acres at an increased rental.

On the 5th March I advised the Commissioner that you had decided that Run 43 was to be subdivided for closer settlement, and disposed of under the optional system. When I was in Napier in May last the Commissioner asked if Mr. Black was to be notified of the intended subdivision, one portion of which was recommended by the Board to be re-leased to him, and I authorised him to do so.

However, the Commissioner, on the 20th June, stated that in consequence of Mr. Black's father waiting on the Board and making certain representations, the Board decided to rescind the former resolution and to offer Mr. Black a renewal of his whole lease. He was asked on the 29th idem to give reasons for the Board's change of opinion, and on the 2nd July did so. You then instructed that an independent inspection and report on the land should be obtained, and the District Valuer reported that the run could be subdivided into *three* portions, which you agreed to, and the Board at its August meeting fell in with your views.

It now appears that the Board, after deciding to rescind their former recommendation of February, 1908, omitted to notify Mr. Black thereof, as should have been done. When in Napier in May I instructed the Commissioner (as above stated) to carry out the necessary steps to give effect to the Board's recommendation and your decision with regard thereto, but next month, the Board having altered its views, the former instructions thereupon fell to the ground, and the Commissioner should have written to the lessee informing him to this end. As you will see by the Commissioner's letter of the 1st instant (below), he apparently did nothing, and allowed Mr. Black to continue thinking that he was to obtain a lease in accordance with the Board's recommendations of February and subsequently rescinded.

WM. C. KENSINGTON, Under-Secretary.

Office of the Minister of Lands, Wellington, 8th September, 1908.

Memo. for Under-Secretary for Lands.

The accompanying paper came to hand to-day without any letter. It evidently relates to Mr. Black's statement that he received notice of the Ministerial approval to his grant of 900 acres. If this is a correct copy of the letter sent he certainly has done so. Please call on the Commissioner to show the authority for his statement that the Minister approves of the recommendation of the Land Board. You might suspend further action that will endanger the carrying-out of this promise, which has been cast upon the Government by the action of the Commissioner.

ROBERT McNAB.

Enclosure.

Department of Lands, Napier, 14th May, 1908.

Mr. Robert G. Black, care of Land Officer, Gisborne.

Lots 1 and 2, Run No. 43, Blocks XII and XVI, Waingaromia Survey District.

REFERRING to my memo. to you of the 18th February last, I have to inform you that the Hon. the Minister of Lands has approved the recommendation of the Land Board that a lease of portion of the above holding, containing about 900 acres, be offered to you for a further term of twenty-one years on the same conditions as your present lease, and at an annual rental of about £79. I should be glad to hear at your early convenience if you will accept this.

It has been decided that the balance is to be subdivided for closer settlement and offered under the provisions of "The Land Act, 1892." Due notice, fixing the date of opening of same for selection, areas, prices, rental, &c., will be given in the local newspapers.

You are required to give up possession of the area to be subdivided on the 28th February, 1909.

The improvements on the whole of the run as on the 30th November last were valued at £13,743 7s. 6d., and this is the sum, subject to any necessary deductions or additions at the end of your lease, to which you are entitled in the event of not accepting the above offer.

H. G. PRICE.

For Commissioner of Crown Lands.

S.G.R. 27/17.

(Telegram.)

To Commissioner of Crown Lands, Napier.

10th September, 1908.

PLEASE refer to your S.G.R. 27/8 of fourteenth May, 1908, written by Mr. Price for you to Robert G. Black. Please show me your authority for the statement that Minister approved of the recommendation of the Land Board, or that the Minister gave any approval to a grant to him of nine hundred acres. Please send me your full explanation, as the matter is very serious. Nowhere in your recommendation do you recommend that Mr. Black should get nine hundred acres, and nowhere have I informed you that the Minister approved of it. If you remember, on the twentieth June you wrote stating that in consequence of Mr. Black's father waiting on the Board the Board decided to rescind the former resolution, and to offer to Mr. Black a renewal of his whole lease; therefore on your own showing the first proposal was cancelled by the Land Board's subsequent resolution. Your explanation must be very full, and no detail must be kept back.

WILLIAM KENSINGTON, Under-Secretary.

S.G.R. 27/18. Run 43, Waingaromia S.D.

Department of Lands and Survey, District Office, Napier, 10th September, 1908.

The Under-Secretary for Lands, Wellington.

Re Small Grazing-run No. 43, Waingaromia Survey District (R. G. Black, lessee).

In reply to your telegram of this date, with reference to the above subject, I have the honour to place the following statement of the case before you:—

On the 18th February, 1908, with letter 2459/114, the Valuer's reports and tracings of a number of small grazing-runs were sent to you, including the above, and therein I stated the Land Board had in each instance adopted the reports, and had decided to recommend same for the favourable consideration of the Minister. In the report upon No. 43 the Valuer says, "I would suggest that about 900 acres, starting from the back boundary on the north side of the road, be cut out and be put into a small grazing-run at £3 10s. per acre, unimproved value, and offered to the present tenant for another term of twenty-one years, the balance of both sides of the road be cut up and offered under the optional system. It could be cut up in six sections, giving each section a road frontage and homestead-site." On the 18th of the same month I notified the lessee as to the Board's recommendation, a copy of which accompanied my memo. 2459/115A to you

dated the 22nd February. This latter memo. was sent for the express purpose of drawing attention to the special proposals embodied in the reports upon Runs 42, 43, and 46, and the final portion of that memo. discloses my reason for so doing, which I considered was necessary in face of the agitation that existed as evidenced by correspondence appearing in the Poverty Bay papers. The Minister's decisions, as conveyed in your memo. of the 5th March, were announced to the Land Board on the 13th idem, and in drawing up the several notices it was found that certain matters required further explanation, and in the case of No. 43 the subdivision for closer settlement was understood to refer to the six portions as proposed by the Valuer and recommended by the Land Board; but in order to make sure that such was the intention, I made a note upon the letter to the following effect: "With regard to Small Grazing-run 43 I intended bringing this point to the notice of the Under-Secretary for Lands on his expected visit on the 11th instant, so that notice had better be held in abeyance meanwhile." I brought this matter before you accordingly, explaining my reason for so doing, and you remarked that I was right in my opinion, and you then noted against that portion of the Valuer's report bearing upon that particular proviso the words "Yes. Do this," and initialled same, meaning that the Valuer's proposals were approved as stated. I then left instructions for the notice to go forward accordingly (as I left for Waikare at daylight the next morning), and that explains how it was that my signature was not attached to the letter. These particulars were given in my letter of the 1st instant.

With reference to your remarks that the above notice was cancelled by the subsequent action of the Board, these are correct, Mr. Black having made formal application for a rehearing, at which he adduced reasons which the Board considered sufficient to warrant the recommendation conveyed to you in my memo. No. 2459/142 of the 20th June last.

As you say, Mr. Black, in asking for a reconsideration of the case, induced the Board to rescind the previous resolution, consequently the notice first given was thereby cancelled. I have, however, stated the facts relating thereto.

I enclose a copy of Mr. R. G. Black's last letter to me upon the subject.

HENRY TRENT,
Commissioner of Crown Lands.

Gisborne, 3rd September, 1908.

DEAR SIR,—

Small Grazing-run No. 43, Waingaromia.

I have to acknowledge your letter of the 19th August, informing me that "it has been finally decided that a renewal of the lease cannot be granted to you."

I have also your previous letter of the 14th May, 1908, in which you were good enough to inform me of the Board's earlier determination, and in terms thereof to offer me part (900 acres) of the run for renewal. This letter and offer I understood, and still claim, to be a determination by the Board—an offer made within its jurisdiction conferred by section 209 of the Act of 1885.

My time for election to accept or refuse the offer does not, I think, lapse until the term of my original lease is within three months of expiry. I prefer to take further time for consideration before exercising my election, as I am not without hope that an approved method of dealing with run more equitable to me as tenant may yet be found by your Board which would justify me in waiving any rights I may have under the determination and offer intimated to me in May.

Yours, &c.,

The Commissioner of Crown Lands, Napier.

ROBERT G. BLACK.

Department of Lands, Wellington, 14th September, 1908.

The Hon. the Minister of Lands.

Small Grazing-run No. 43, Waingaromia Survey District (R. G. Black).

In compliance with the instructions contained in your memorandum of the 8th instant, the Commissioner of Crown Lands, Napier, has been requested to explain the circumstances under which Mr. Black was notified of the approval of the Board and yourself, and the accompanying letter of the 10th instant gives the Commissioner's statement.

The explanation is an excessively lame one, as the Commissioner had no authority to make the statement contained in his letter of the 14th May to Mr. Black that you had "approved the recommendation of the Land Board that a lease of portion of the above holding, containing about 900 acres, be offered to you for a further term of twenty-one years," &c.

As I stated in my memorandum to you of the 4th instant, your approval of the first resolution of the Board was to the effect that Run 43 was to be subdivided for close settlement, and disposed of under the optional system. The Commissioner appears to have ignored, and continues to ignore, the fact that the Land Board rescinded its resolution of February, 1908, and verbally advised Mr. Black's father that his son would be recommended for a renewal of the whole area of his lease. No written notice was ever sent to Mr. Black of the rescinding of the former resolution of the Board, or of the fact that your approval was only as regards the subdivision of the run for closer settlement until apparently by the Commissioner's letter of the 19th August. The Commissioner contends that the verbal notice given to Mr. Black's father at the Land Board meeting was sufficient notice to the son.

WM. C. KENSINGTON, Under-Secretary.

Under-Secretary.—In view of the mistaken meaning given to my memo. of 4/3/1908, and Mr. Black's application for preference over one of the three subdivisions, ascertain whether one of the areas of about 900 acres or thereabouts could be given him as a small grazing-run, and the other two put up on the optional tenure.—R. McNAB. 14/9/1908.

Lands Department, Wellington, 15th September, 1908.

The Commissioner of Crown Lands, Napier.

Small Grazing-run No. 43, Waingaromia Survey District.

In reply to your memo. No. S.G.R. 27/18, of the 10th instant, I have to inform you that, in view of the mistaken meaning given to the Minister's approval of the Board's resolution, as conveyed in my memorandum to you of the 5th March last, and Mr. Black's application for preference over one of the three subdivisions into which the run is to be divided, it is desired to know whether one of these areas, if possible 900 acres or thereabouts, could be given him as a small grazing-run, and the other two opened for public competition on the optional system.

Please, therefore, report as to the scheme of subdivision, and whether the area on which Mr. Black's homestead stands is of approximately 900 acres. A plan showing the subdivisions should accompany your reply. Kindly furnish the required information as soon as possible.

WM. C. KENSINGTON, Under-Secretary.

Department of Lands, Napier, 16th September, 1908.

Under-Secretary for Lands, Wellington.

Small Grazing-run No. 43, Waingaromia Survey District.

In compliance with your wishes, as conveyed by memo. quoted above, I have the honour to submit the following remarks upon the proposed subdivision of the above small grazing-run for consideration. I send you a tracing of the run, showing the subdivisions as proposed by the District Valuer, and described in his report (referred to in your former memo., of the 8th ultimo), on which I have drawn the portion recommended by the Crown Lands Ranger in his report on the 1st November, 1907, the western boundary having been sketched in to embrace about 1,000 acres, as enclosed within the green border.

With regard to your reference to Mr. Black's homestead, I have to state that the homestead is situated on the adjoining property (the Arakihi Block), which is freehold. The improvements on the small grazing-run consist of clearing, grassing, and fencing only. The three subdivisions suggested by the District Valuer, as defined in red lines, are as follows: No. 1, 1,434 acres; No. 2, 1,230 acres; No. 3, 1,670 acres (numbers in red).

By cutting off the 1,000 acres it will be observed that a small portion in the south-east corner of Subdivision No. 1 is included, as it is severed by the road. In determining the approximate western boundary it will be seen that advantage has been taken of existing fences and natural features, which are shown to be practicable boundaries.

With all due deference to the District Valuer's proposals, I venture to draw attention to the manner in which the subdivisional boundaries are laid down, particularly the line between parts 2 and 3, which, by the way it intersects the natural features of the country, appears unsuitable for boundary purposes. I would respectfully suggest that if it is finally decided that the country can only be profitably worked in three subdivisions, the boundary between parts 2 and 3 could be more advantageously carried from the point marked "A" (in pencil, near Mr. Todd's homestead), thence following road to its junction marked "B," and thence following existing fence to point "C," which would still insure an equal distribution of good and indifferent land. I also desire to draw attention to the fact that both the Crown Lands Ranger and the District Surveyor have expressed the opinion that the country could be subdivided into five or six blocks of from 500 to 600 acres each, for which homestead-sites could be found. The country is considered capable of carrying two sheep to the acre. Under these circumstances it may be considered desirable to ascertain by survey if this can be carried out, as it would mean double the number of tenants. It will be noticed that the country is well roaded and watered, and, provided the matter of homestead-sites can be arranged as reported, it would seem that further attention might be given to this question. There will probably be two or three short access roads to construct in order to reach the homestead-sites. I trust that these suggestions may be considered worthy of notice.

HENRY TRENT,

Commissioner of Crown Lands.

Department of Lands, Wellington, 22nd September, 1908.

The Hon. the Minister of Lands.

Small Grazing-run No. 45, Waingaromia Survey District. (R. G. Black.)

In compliance with your minute of the 14th instant (on 61, below), the Commissioner of Crown Lands has been asked to report whether an area of 900 acres or thereabouts could be given to the present lessee as a small grazing-run, and the other two subdivisions put up under the optional system.

His report on the matter is appended, and I will briefly summarise his remarks for your information:—

The total area of the run is 4,334½ acres, and the Government Valuer recommended its division into three areas of 1,434 acres, 1,230 acres, and 1,670 acres respectively.

Included in the first subdivision is the area of 1,000 acres that the Commissioner of Crown Lands and the Land Board have selected for the new lease under small-grazing-run conditions to the present lessee (Mr. Black), as you directed.

The Commissioner points out that both the Crown Lands Ranger and the Land Officer at Gisborne are of opinion that the run could be subdivided into more than the three areas recommended by the Valuer, as the land will carry two sheep to the acre, and that the boundaries suggested by the Valuer are not the best that could be chosen. He thinks that five or six subdivisions could be surveyed off.

The matter is therefore submitted for your further consideration and direction. By granting a new lease under small-grazing-run conditions to Mr. Black of the 1,000 acres, shown edged in green on the attached tracing, there will still remain 3,334 acres available for disposal under the optional system, and, if the Commissioner and his officers consider that more than the two subdivisions recommended by the Valuer could be procured out of the balance of the run, it might be considered advisable to leave the matter in their hands to formulate a definite scheme of closer subdivision.

WM. C. KENSINGTON, Under-Secretary.

Under-Secretary.—Submit to Board to ascertain if above suggestions can be given effect to, Mr. Black receiving preference for about 900 acres.—R. McNAB. 22/9/1908.

Department of Lands, Wellington, 22nd September, 1908.

The Commissioner of Crown Lands, Napier.

Small Grazing-run No. 43, Waingaromia Survey District. (R. G. Black.)

IN reply to your memo. S.G.R. 27/20, of the 18th instant, I have to inform you that the Hon. the Minister of Lands has carefully considered your representations, and will be glad if you will please submit the matter to the Land Board at its next meeting, in order to ascertain if the suggestions contained in your letter under reply can be given effect to, and are in accordance with the views of the Board. That is to say, the proposal to allot Mr. Black an area of about 900 acres within the area edged green in the tracing accompanying your letter on small-grazing-run tenure, and to subdivide the balance of the run into five or six suitable holdings to be offered for public competition under the optional system.

If, therefore, you will follow this course and report what resolution was passed by the Board after consideration of your suggestions, and supply any necessary plan of subdivision in accordance with the Board's views and following a practical scheme of subdivision approved by the Land Officer at Gisborne, I will place the Board's recommendations before the Minister for his consideration.

WM. C. KENSINGTON, Under-Secretary.

SMALL GRAZING-RUN No. 45, WAINGAROMIA SURVEY DISTRICT.

ANALYSIS OF CORRESPONDENCE.

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14th June, 1907.—Resolution of Land Board appointing Valuers to report whether small grazing-runs, Poverty Bay and Hawke's Bay Districts, are suitable for subdivision.

1st November, 1907.—Report of Board's Valuer on Run 45, which recommends that run be subdivided into three sections and offered under the optional system, after acquiring Bloomfield's land. Value of improvements attached, together with explanatory tracing illustrating Valuer's recommendation.

Memo. (11th December, 1907) from Land Officer, Gisborne, to Commissioner, reporting that Run 45 is suitable for subdivision into at least three sections, and recommending acquisition of Bloomfield's land for frontage purposes.

Resolution (13th December, 1907) of Land Board adopting Valuer's report and valuations respecting Run 45 for Minister's consideration.

Letter (18th February, 1908) from Commissioner to J. A. A. Caesar, lessee of Run 45, advising him that Board decided to recommend for favourable consideration of Minister that run be subdivided for closer settlement.

Memo. (18th February, 1908) from Commissioner to Under-Secretary, forwarding Valuer's reports on runs, which shows that Run 45 is suitable for subdivision, and states Land Board adopted reports and decided to recommend them for favourable consideration of Minister.

Schedule giving full particulars of runs reported on, including 45.

Memo. (22nd February, 1908) from Commissioner, to Under-Secretary, drawing attention to special conditions embodied in Valuer's report relating to runs, which includes 43, 42, 46; and minute (4th March) of Minister's decision that runs, including 45, be subdivided and disposed of.

Memo. (5th March, 1908) from Under-Secretary to Commissioner, stating that Minister agrees that run may be subdivided and disposed of under optional system, but that the adjoining owners (Messrs. Bloomfield Bros.) should be asked if they are willing to sell their land between the run and road frontage, so as to give better access for the proposed subdivisions.

Memo. (19th March) from Commissioner to Under-Secretary, advising that Minister's decision was conveyed to Land Board, and necessary steps taken with regard to acquisition of Bloomfield's land.

Memo. from Commissioner (6th April) to Under-Secretary, advising that Messrs. Bloomfield Bros. state they are willing to sell their land at £8 10s. per acre, which the Commissioner recommends should be purchased.

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- Letter (3rd April) from Messrs. Bloomfield Bros. to Commissioner, which contains offer to sell their land.
- Telegram (11th³ April) from Under-Secretary to Commissioner, asking for area of Bloomfields' land. Commissioner replies, approximate area is 119 acres.
- Minute (13th April) from Under-Secretary to Minister, asking authority for purchase 119 acres at £1,000. Minister replies to take under Land⁴for Settlements⁷Act and incorporate in Run 45.
- Memo. (22nd April) from Under-Secretary to Commissioner, advising that Minister has approved proposal to purchase 119 acres from Bloomfield Bros., and instructing him to forward tracing to Head Office, with particulars, and at once enter into negotiations with Bloomfield Bros.
- Memo. (14th May) from Commissioner to Under-Secretary, forwarding tracing with full particulars, and reporting area of land reduced to 117½ acres. Tracing attached referred to.
- Memo. (8th May) from Commissioner to J. A. A. Cæsar, lessee of Run 45, advising him that Minister approved recommendation of Land Board that run be subdivided for closer settlement and opened for selection under provisions Land Act, lessee to relinquish possession on 28th February, 1909; also supplying value of improvements.
- Memo. (4th June) from Under-Secretary to Commissioner, advising that Chairman Land Purchase Board Commissioners requested to enter into negotiations for purchase of Bloomfields' 117½ acres, and arrangements to be made³for subdivision of run with road frontage added, subject to Bloomfields' approval.
- Memo. (4th June) from Under-Secretary to Chairman Land Purchase Commissioners, asking that negotiations may be entered into for purchase of Bloomfields' 117½ acres.
- Memo. (10th June) from Land Officer, Gisborne, to Chairman Land Purchase Commissioners, stating that Bloomfields' land was worth £8 10s. per acre in view of its position, and could not be obtained on lease.
- Letter (12th June) from Mr. Cæsar, lessee of Run 45, to⁷Commissioner, asking for a rehearing relative to a renewal of lease.
- Resolution (12th June) of Land Board grants³Mr. Cæsar a rehearing at meeting to be held at Gisborne 13th July.
- Memo. (20th June) from Commissioner to Under-Secretary, advising Board resolved to grant lessee (Mr. Cæsar) a rehearing at next meeting of Board.
- Resolution (13th July) of Land Board that, in view of Mr. Cæsar's appeal, it was decided that Mr. Bartram accompany Mr. Simson and inspect the run,⁷and report to the Board as to its suitability for closer settlement or otherwise.
- Memo. (18th July) from Commissioner to Crown Lands⁴Ranger, Gisborne, instructing him to arrange with Mr. Bartram to visit Run 45 to report whether it is suitable for subdivision, in accordance with Board's decision.
- Memo. (18th July) from Commissioner to Mr. Bartram, member of Land Board, instructing him to inspect and report on Run 45 in company with Crown Lands Ranger, as decided by Board.
- Memo. (3rd August) from Land Officer, Gisborne, to Commissioner, advising that owing to resignation of Mr. Simson, Crown Lands Ranger, he will not accompany Mr.⁴Bartram. Mr. Brodrick suggests Mr. Bartram make inspection and report himself.
- Report (14th August) of Mr. Bartram, recommending that Run 45 be subdivided into two areas, the north-eastern portion of 900 acres to be offered for selection under optional system and a lease of the balance be offered to Mr. Cæsar. The adoption of this dispenses with the necessity of purchasing Bloomfields' land. Tracing attached to Mr. Bartram's report.
- Resolution (14th August) of Land Board adopting Mr. Bartram's report that run be cut in two as described above.
- Memo. (18th August) from Commissioner to Under-Secretary, forwarding Mr. Bartram's report on Run 45 for consideration of Minister.
- Memo. (28th August) from Under-Secretary to Minister, giving position of run from Ranger's recommendation to present report, and recommending that Valuer-General might be asked to obtain a special report on run.
- Minute (31st August) from Minister to Valuer-General, asking for⁷report (on question of subdivision of Run 45.
- Memo. (1st September) from Under-Secretary to Valuer-General, giving⁷full particulars and asking for report on the position of Run 45.
- Memo. (15th September) from Valuer-General to Under-Secretary,⁷embodying District Valuer Lewis's report on run, which states that subdivision is not advisable owing to the varying nature of the land, and the difficulty of getting fence-lines and a second building-site. Tracing attached to report showing respective portions of good, indifferent, and poor land.
- Memo. (16th September) from Under-Secretary to Minister, submitting report of Valuer, and suggesting that whole position be placed before Land Board for them to decide.
- Minute (16th September) from Minister to Under-Secretary, approving of report of Valuer being subm⁷tted for consideration of Board.
- Memo. (17th September) from Under-Secretary to Commissioner,⁷enclosing report of Valuer at Gisborne on Run 45 and his views on the question of subdivision, and asking that it may be laid before next meeting of Board, so⁷that Board may be in better position to judge of its suitability for pastoral purposes; also explanatory tracing of Valuer's report, and asking that Head Office may be supplied with Board's consideration of case.

CORRESPONDENCE, ETC.

Extracts from Land Board Proceedings relating to Small Grazing-runs Nos. 42, 43, 45, Waingaromia Survey District.

Napier, 14th June, 1907.

VALUERS were appointed under section 209 of "The Land Act, 1885," to deal with small grazing-runs, the leases of which expire on the 28th February, 1909, as follows: Mr. H. Martin Smith for Hawke's Bay, and Mr. Ian S. Simson for Poverty Bay. To report exhaustively as to whether runs are suitable for subdivision and as to value of land and improvements.

S.G.R. 24/3. Run 45, Waingaromia.

Gisborne, 1st November, 1907.

To the Commissioner of Crown Lands, Napier.

As per instructions, I visited and valued Run 45, Waingaromia, which is fourteen miles distant from Te Karaka, on the road known as the Inland Waiapu Road, and joins the property lately purchased by the Crown, and known as Kanakanaia.

This property is situated very well, owing to its close proximity to the main road, although it only touches the road in two places. All that portion which is owned by Messrs. Bloomfield Bros. can be purchased by the Crown for a very reasonable price. This land comprises all that portion between the boundary of Run 45 and the main road, and is useless to Messrs. Bloomfield Bros., but is exceedingly important if it is decided to cut up the run, for the reason that it gives two more homestead-sites.

The run contains 3,358 acres, and runs down to the Motumuku Stream and Kaitangata River; from thence in a straight line along Tod's and Trafford's boundaries—being portions and subdivisions of Run 43A—to a trig. station; from thence to the Main Inland Waiapu Road. On the opposite side of Kaitangata River is situated Mr. Bruce's Small Grazing-run 44A, which is owned by the Crown, and which, although I have not as yet made a valuation of, I have been on the property, and know that it will cut up very well. Mr. Bruce's lease falls due six months after Run 45.

The aspect of Run 45 is north-east and north-west, with a little south, and is comprised of broken ridges, gullies, and creeks, all of which are good. About 150 acres of bush, consisting of white-pine, totara, towai, and matai, is still standing, and about 200 acres of manuka.

The fences are all in good order, and are erected with totara and matai, all obtained on the property. There are seven wires and five posts to each chain of fence. The paddocks are all numbered as per tracing. The soil is fair to good, with a little native grass showing through in places, but the majority of the land is in good English grasses, and in my opinion is in better heart than the adjoining property known as Kanakanaia. The buildings are all in first-class order, and with every convenience, also garden, orchard, sheep and cattle yards, dip, &c.

I recommend that the property be cut up into three sections, and offered under the optional system, the present tenant giving me to understand that he did not want any back unless as a whole. It must be understood that to do this successfully the land between the road and the boundary must be obtained from Messrs. Bloomfield Bros.

I valued the unimproved value of the run at £3 10s. per acre, and the improvements as follow:—

Improvements,—	£
House	400
Whare	30
Shed	10
Woolshed	200
Yards (three)	50
Dip	50
Fencing, 15½ miles	1,085
Grassing, 2,000 acres	5,500
" 500 " 	1,000
" 500 " 	500
	8,825
Unimproved value,—	
3,000 acres at £3 10s.	10,500
358 " " £1	358
	10,858
Capital value,—	
Improvements	8,825
Unimproved value	10,858
	19,683
Grand total	19,683

I. S. SIMSON, Valuer.

S.G.R. 24/2. Run 45, Waingaromia.

Department of Lands and Survey, Gisborne, 11th December, 1907.

The Commissioner of Crown Lands, Napier.

Report, Small Grazing-run 45; 3,358 acres.

THIS is a very nice piece of country, capable of subdivision into at least three sections. It carries about five thousand sheep, and part of it looks as if it would pay to shut it up for cocksfoot-seed. It was originally partly heavy bush and partly scrub and fern. It would be a good thing to acquire the land between the run and the road so as to have a complete frontage. The whole is well improved by grassing, fences, and buildings.

T. N. BRODRICK,
Land Officer.

Extracts from Land Board Proceedings relating to Small Grazing-runs Nos. 42, 43, 44A, 45, 66, and 67, Waingaromia and Taramarama Survey Districts.

Napier, 13th December, 1907.

THE Land Officer, Gisborne, forwarded preliminary reports on Small Grazing-runs 42, 43, 44A, and 45, Waingaromia Survey District, and 46, Tokomaru Survey District, the leases of which expire on the 28th February, 1909, and Mr. Simson, Crown Lands Ranger, waited on the Board in connection therewith.

The Board went into committee to deal with the above, and also leases of Small Grazing-runs 66 and 67, Taramarama Survey District, when it was decided to adopt the Ranger's suggestions and valuations for recommendation, these to be verified by the Land Officer, Mr. Brodrick.

S.G.R. 24/6. Run 45, Waingaromia Survey District.

Department of Lands and Survey, District Office, Napier, 18th February, 1908.

To Mr. J. A. A. Cæsar, c/o Land Officer, Gisborne.

Small Grazing-run 45, Waingaromia Survey District.

PLEASE note that the question of the renewal of your lease over the above run has been considered by the Land Board, and it was decided to recommend for the favourable consideration of the Minister of Lands that the run be subdivided for closer settlement.

This notice is sent you in conformity with the provisions of section 209 and following sections of "The Land Act, 1885," and when a reply is received from the Minister you will be further communicated with as to improvements, &c.

HENRY TRENT,
Commissioner of Crown Lands.

2459/114.—Small Grazing-runs.

Department of Lands and Survey, District Office, Napier, 18th February, 1908.

The Under-Secretary for Lands, Wellington.

Small Grazing-runs.

IN compliance with your circular No. 708, of the 21st December, 1905, I have the honour to enclose herewith valuer's reports on and tracings showing localities of the following ten small grazing-runs:—

	A.	B.	P.
Hawke's Bay,—			
Run No. 24, Pohui	823	0	0
„ No. 16, Nuhaka	1,983	0	0
„ No. 17, „	2,263	0	0
Poverty Bay,—			
Run No. 66, Taramarama	1,894	0	0
„ No. 67, „	983	2	0
„ No. 46, Tokomaru and Uawa	5,000	0	0
„ No. 45, Waingaromia	3,358	1	20
„ No. 42, „	4,195	0	0
„ No. 43, „ Lot 1	1,928	2	32
„ No. 43, „ Lot 2	2,425	3	8

The Land Board in each case adopted the report, and decided to recommend them for the favourable consideration of the Minister.

I have enclosed original reports and tracings, and will be glad if you will return these to me after being dealt with: also, as the time is growing short, please make the matter an urgent one.

HENRY TRENT,
Commissioner of Crown Lands.

Enclosures: Reports, tracings, and schedule.

Small Grazing-runs, Hawke's Bay Land District, Poverty Bay, the Leases of which expire on the 28th February, 1909.

Lease No.	Run No.	Survey District.	Area.	Prairie Value.	Value of Improvements.	Present Rental.	Proposed Rental.	Lessee.
HAWKE'S BAY.								
14*	24	Pohui	A. R. P. 823 0 0	£ s. d. 2,064 0 0	£ 405	£ s. d. 26 0 0	£ s. d. 51 12 0	Todd and Griffen.
19*	16	Nuhaka	1,983 0 0	3,625 0 0	3,625	40 3 2	90 12 6	S. and J. A. Black.
20†	17	„	2,263 0 0	8,065 0 0	3,250	30 0 2	..	Crosse, Barker, and Nelson.
POVERTY BAY.								
16†	66	Taramarama ..	1,894 0 0	2,367 10 0	100	23 13 6	..	D. Couper.
17*	67	„	983 2 0	1,475 15 0	1,120	12 6 0	40 0 0	D. E. O'Neill.
23†	46	Tokomaru and Uawa	5,000 0 0	18,860 0 0	16,230	31 5 0	..	M. M. and G. Fitzgerald.
24†	45	Waingaromia ..	3,358 1 20	10,858 0 0	8,825	21 0 0	..	J. A. A. Cæsar.
26*	42	„	4,195 0 0	13,785 0 0	12,379	26 4 5	344 12 7	F. Hall.
27†	43,	„	1,928 2 32	6,983 0 0	6,078	13 10 0	..	R. G. Black.
27†	Lot 1	„	2,425 3 8	8,576 0 0	7,665	16 10 0	..	„
	Lot 2	„						

* Not suitable for subdivision.

† Is suitable for subdivision.

HENRY TRENT,
Commissioner of Crown Lands.

2459/115A. S.G. Runs.
(Urgent.)

Gisborne, 22nd February, 1908.

The Under-Secretary for Lands, Wellington.

Re Small Grazing-runs, Waingaromia, Tokomaru, and Uawa Survey Districts.

I HAVE the honour to call your attention to the special conditions recommended with respect to the following runs, to which I omitted to make special reference in forwarding reports, &c., but which you will find are embodied in said reports. I append copies of the notices that I have sent to the respective lessees. Small Grazing-run No. 42; F. Hall. Small Grazing-run No. 43; R. G. Black. Small Grazing-run No. 46; Fitzgerald Bros.

I would respectfully submit that by giving the lessees the option of accepting new leases as proposed the requirements of closer settlement will be met, and at the same time, in all probability, it will greatly assist in removing the present discontent displayed by the tenants.

HENRY TRENT,
Commissioner of Crown Lands.

To be considered by Hon. Mr. McNab on return to Wellington.—W.C.K. 26/2/08.

Runs 17, 66, 45, 1 and 2 of 43, to be subdivided and disposed of. Run 46 to be offered on renewal lease to the present occupiers.—R. McNAB. 4/3/1908.

Department of Lands, Wellington, 5th March, 1908.

Commissioner of Crown Lands, Napier.

Re Small Grazing-runs.

IN reply to your 2459/114, of the 18th ultimo, and subsequent correspondence in regard to certain small grazing-runs in the Hawke's Bay and Poverty Bay Districts, the Hon. the Minister of Lands has now decided that Small Grazing-runs Nos. 17, 66, 45, and Lots 1 and 2 of 43, are to be subdivided for closer settlement and disposed of under the optional system.

In regard to Small Grazing-run No. 45, already mentioned, it will have to be subdivided for closer settlement, but you should first apply to Messrs. Bloomfield Bros., and ascertain if they are willing to sell the area which they own between the boundary of the run and the road through Block VII, Waingaromia Survey District, and, if so, at what price. If they are willing to sell on reasonable terms, we will of course close with them at once, and then use the road as a frontage for the subdivisions.

* * * * *

With regard to the runs to be resumed for closer settlement, please send me a certified schedule of the improvement values to be entered upon our estimates for appropriation by Parliament. Of course these values will be loaded upon the respective lands resumed.

WM. KENSINGTON, Under-Secretary.

Department of Lands and Survey, District Office, Napier, 19th March, 1908.

The Under-Secretary for Lands, Wellington.

Re Small Grazing-runs.

IN reply to your letter 57766/10, of the 5th instant, I have the honour to state that the Hon. the Minister's decision, as conveyed therein, was notified to the Land Board at its meeting on the 13th instant.

With regard to Small Grazing-run No. 45, I have written to Messrs. Bloomfield Bros., as suggested, but as yet have not heard from them. Upon receipt of their reply I will let you know their terms.

In connection with the proposals made with regard to No. 46, I wish, with all due deference to the Minister's decision as therein conveyed, to draw your attention to what appears to be conflicting opinions with respect to the question of exchanging small-grazing-runs tenure to renewable leases under "The Land Laws Amendment Act, 1907," for by reference to a former decision conveyed in your memo. 57528, of the 22nd October last, it was stated that the above Act abolishes the exchange of small-grazing-run tenure into lease in perpetuity, and this is confirmed by the provisions of section 50 thereof. Consequently the conversion into renewable leases does not appear feasible.

Section 17 of "The Land Laws Amendment Act, 1907," quoted in your letter, appears to apply to conditions of leases. I therefore respectfully submit that section 50 renders the course now suggested impracticable.

Will you kindly advise me as to whether I am correct in taking this view of the matter.

HENRY TRENT,
Commissioner of Crown Lands.

Department of Lands and Survey, District Office, Napier, 6th April, 1908.
The Under-Secretary for Lands, Wellington.

Re Small Grazing-runs.

REFERRING to the second paragraph of your memo. of the 5th ultimo, I have to inform you that in accordance with your instructions I wrote to Messrs. Bloomfield Bros., and I hereto append a copy of their reply to my communication.

It will be seen that they adduce certain reasons why the acquisition of the piece of land referred to will be adverse to their interests, inasmuch as a very considerable amount of additional fencing will be entailed, the cost of which will be very heavy, owing to the difficulty of obtaining material, and the nature of the ground to be fenced. The price they ask for the land—*i.e.*, £8 10s. per acre—is the same as their first offer (afterwards withdrawn), which appears to be very high as compared with the value placed upon the run—*i.e.*, £3 10s.—unimproved; but, taking into consideration the advantage it will be to the disposal of the adjoining land by affording homestead-sites and access to the road, I am of opinion that the offer should be accepted.

The price compares favourably with that paid for Kanakanaia, which adjoins this run. I will be pleased to receive notice as to the decision arrived at at your early convenience.

HENRY TRENT,
Commissioner of Crown Lands.

Enclosure: Copy of letter.

DEAR SIR,—

Auckland, 3rd April, 1908.

Your favour of the 10th March has been forwarded here by our manager at Te Hau-o-te-apua. We certainly do not look upon this portion of the property as by any means isolated. It is a portion of two large paddocks, which are fully and expensively fenced. It will be a heavy cost to us to refence, as the road-line is mostly on steep siding, and our fence will be on the low side all the way, with the material thrown over the bank when making formation all on the move, being loose; also the considerable distance to cart material, &c. We estimate it will cost us up to £100 per mile for a new fence, and in offering the land at £8 10s. per acre we think we are well within the value, considering the expense we are put to in refencing. In making this offer of £8 10s. per acre we are actuated by a desire to meet your Department on a fair basis, and to give them every facility in our power.

We would like to know at your early convenience the *exact* part you wish to acquire.

Yours, &c.,
BLOOMFIELD BROS.
(W. J. Carter, Secretary).

The Commissioner of Crown Lands, District Office, Napier.

Commissioner of Crown Lands, Napier.

11/4/1908. O.H.M.S.

Re your 2459, of the sixth instant, small grazing-run forty-five: Please wire me how many acres you estimate will require to be purchased from Bloomfield Bros., between boundary of run and road. You do not mention it in your memo., and it is most important part of all.

WILLIAM KENSINGTON, Under-Secretary.

(Telegram answered.)

Napier, 13th April, 1908.

Under-Secretary for Lands, Wellington.

APPROXIMATE area proposed to be purchased from Bloomfield Bros. between boundary of Run No. 45 and road is 119 acres.

H. G. PRICE,
For Commissioner of Crown Lands.

The Hon. the Minister of Lands.—This is the area referred to as being requisite to purchase in order to obtain frontage to a road for the new proposed subdivisions. The 119 acres will cost £1,000. This will have to be appropriated by Parliament before payment. If you concur, I can so inform the Commissioner.—WM. C. KENSINGTON. 13/4/1908.

Take under the Land for Settlements Act, and then incorporate Run No. 45.—R. McNAB.
15/4/1908.

Department of Lands, Wellington, 22nd April, 1908.
Commissioner of Crown Lands, Napier.

Re Small Grazing-run No. 45.

REFERRING to your 2459, of the 6th instant, the Hon. the Minister of Lands has approved of the proposal to purchase 119 acres or thereabouts from Messrs. Bloomfield Bros., lying between 45 and the road; but, as this area will have to be purchased under the Land for Settlements Act, please send me a tracing on a 20-chain scale showing the boundaries of the run and the road-line, and the area proposed to be purchased; and the names of the owners should be written clearly on the tracing, so that the Chairman of the Land Purchase Board may be requested to at once enter into negotiations with Messrs. Bloomfield Bros. for the purchase of the area in question.

WM. C. KENSINGTON, Under-Secretary.

Department of Lands, Napier, 4th May, 1908.

The Under-Secretary for Lands, Wellington.

Re Small Grazing-run No. 45.

IN compliance with request, as contained in your memo. 57766, of the 22nd ultimo, I have obtained from the District Office at Gisborne the enclosed tracing (on a scale of 20 chains to 1 in.), showing the boundary of the above run and the road-line, and the areas proposed to be purchased from Messrs. Bloomfield Bros., and giving the names of the owners. It will be noticed that the area has been slightly reduced, and the total is calculated to be 117½ acres.

HENRY TRENT,

Commissioner of Crown Lands.

Enclosure: Tracing.

S.G.R. 24/10. Run 45, Waingaromia S.D.

Department of Lands and Survey, District Office, Napier, 8th May, 1908.

Mr. Julius Adolph Albert Cæsar, c/o Land Officer, Gisborne.

Re Small Grazing-run No. 45, Blocks VII, X, and XI, Waingaromia Survey District.

REFERRING to my memo. to you of the 18th February last, I have to inform you that the Hon. the Minister of Lands has approved of the recommendation of the Land Board that the above holding, containing 3,358 acres 1 rood 20 perches be not renewed for a further term of lease under small-grazing-run conditions, but that it be subdivided for closer settlement and offered for selection under the provisions of "The Land Act, 1892," and its amendments. Due notice fixing the date of opening the same for selection, areas, prices, rentals, &c., will be sent you.

You are required to give up possession of the property on the 28th February, 1909. The value of the improvements which you are entitled to is fixed at £8,825.

HENRY TRENT,

Commissioner of Crown Lands.

2459/141, Small Grazing-runs.

Department of Lands, Wellington, 4th June, 1908.

The Commissioner of Crown Lands, Napier.

Subdivision of Small Grazing-run No. 45, Waingaromia Survey District.

WITH reference to your memo. No. 2459/136, of the 4th ultimo, I have to inform you that the Chairman of the Board of Land Purchase Commissioners has been requested to enter into negotiations for the purchase of the 117½ acres owned by Messrs. Bloomfield Bros. lying between this run and the road.

Will you therefore please make arrangements for the subdivision of the run with the road frontage added thereto, provided of course the Messrs. Bloomfield offer no objection.

WM. C. KENSINGTON, Under-Secretary.

Department of Lands, Wellington, 4th June, 1908.

The Chairman, Board of Land Purchase Commissioners, Wellington.

Purchase of 117½ Acres from Bloomfield Bros., Block VII, Waingaromia Survey District.

I HAVE to inform you that, as it is proposed to subdivide Small Grazing-run No. 45, Waingaromia Survey District, for the purpose of closer settlement, the Hon. the Minister of Lands has approved the purchase of a strip of land (shown on attached tracing) lying between the run and the road so as to enable the run to have better road frontages.

Will you therefore please enter into negotiations with the owners of the land, the Messrs. Bloomfield Bros., with a view to purchasing the land at an early date.

The Commissioner of Crown Lands, Napier, has been instructed to make arrangements to subdivide the run on the understanding that the road frontage will be secured.

WM. C. KENSINGTON, Under-Secretary.

S.G.R. 24/10 (Gisborne).

Department of Lands and Survey, Gisborne, 10th June, 1908.

The Chairman of the Board of Land Purchase Commissioners, Wellington.

IN reply to your letter of the 6th instant, asking my opinion of the value of 117½ acres of Bloomfields' land lying between the road and Small Grazing-run 45, I am aware that Mr. Simson, Crown

Lands Ranger, was negotiating for the purchase of this on behalf of the Government, or perhaps it would be more correct to say was sounding the owners to find out what they would take for it, as he showed me a letter from Bloomfield Bros. to their manager, Geoffry MacLean, saying "that, as it would add materially to the value of the Government property by giving a road frontage, they thought £8 10s. per acre, based on what the Government had given for Kanakanaia, would be a fair price." Mr. Simson afterwards told me the offer was withdrawn, and he was asked to return the letter to Mr. MacLean, which he did. Probably the lessee of 45 told them it would lead to his losing his run if the Government got it.

My opinion is that, although £8 10s. is in excess of the actual value of the land, as land alone, its position would make it well worth that money to the Government, and I do not think you would be able to obtain it for less.

T. N. BRODRICK,
Land Officer.

S.G.R. 24/13. Run 45, Waingaromia S.D.

Napier, 12th June, 1908.

SIR,—

Re *Small Grazing-run 45*.

I would respectfully request you to afford me a rehearing under section 52 of the Land Act relative to the renewal of the above section.

The Commissioner of Crown Lands, Napier.

Yours, &c.,
J. A. CÆSAR.

Extract from Land Board Proceedings relating to Small Grazing-run No. 45, Waingaromia Survey District.

Napier, 12th June, 1908.

MR. J. A. CÆSAR, lessee of Small Grazing-run No. 45, Waingaromia Survey District, waited upon the Board, and, protesting against the decision not to grant him a renewal of his lease, applied for a rehearing to enable him to state his case.

Proposed by Mr. Bartram, seconded by Mr. Lane, that this be granted, and Mr. Cæsar be heard at the meeting to be held at Gisborne on the 13th July, 1908.

2459/142, Small Grazing-run.

Department of Lands and Survey, District Office, Napier, 20th June, 1908.
To the Under-Secretary for Lands, Wellington.

Small Grazing-runs 43 and 45, Waingaromia Survey District, Poverty Bay.

I HAVE the honour to inform you that at the last meeting of the Land Board the following resolutions were passed.

Small Grazing-run 43 (R. G. Black, Lessee).—Mr. Black, sen., waited upon the Board on behalf of the lessee (his son), and after hearing him the Board decided to recommend for the favourable consideration of the Hon. the Minister of Lands that under the circumstances disclosed the former resolution be rescinded, and that the lessee be now offered a renewal of his lease, as was done in the case of Small Grazing-run 42, adjoining, held by Mr. F. Hall.

Small Grazing-run 45 (J. A. Cæsar, Lessee).—It was resolved to grant lessee a rehearing at the next meeting of the Land Board, to be held at Gisborne on the 13th proximo. In this instance the lessee waited upon the Board and represented that the circumstances warranted a further hearing, and the Board agreed to grant the same under the provisions of section 52 of "The Land Act, 1892."

You will please note that in the official report upon the proceedings of the Land Board on the 12th instant a further resolution bearing upon the subject of small grazing-runs was passed.

HENRY TRENT,
Commissioner of Crown Lands.

Extract from Land Board Proceedings relating to Small Grazing-run No. 45, Waingaromia Survey District.

Gisborne, 13th July, 1908.

IT having been decided on the 12th ultimo to grant Mr. J. A. Cæsar a rehearing in the matter of a renewal of his lease over Small Grazing-run No. 45, Waingaromia Survey District, Mr. Cæsar wrote thereupon.

Proposed by Mr. Groom, seconded by Mr. Lane, That Mr. Bartram accompany Mr. Simson and inspect the run, and report to the Board as to its suitability for closer settlement or otherwise.

S.G.R. 24/15. Run 45, Waingaromia S.D.

Department of Lands and Survey, District Office, Napier, 18th July, 1908.
The Crown Lands Ranger, Gisborne.

Re *Small Grazing-run No. 45, Waingaromia Survey District.*

IN accordance with a resolution passed by the Land Board at Gisborne on the 13th instant, I have to ask you to arrange with Mr. Bartram to visit the above in order to ascertain its suitability or otherwise for subdivision. This action is being taken in compliance with the lessee's application for a reconsideration of his case in conformity with the provisions of section 52 of "The Land Act, 1892."

HENRY TRENT,
Commissioner of Crown Lands.

S.G.R. 24/14. Run 45, Waingaromia S.D.

Department of Lands and Survey, District Office, Napier, 18th July, 1908.

O. E. Bartram, Esq., Hauiti.

Re Small Grazing-run No. 45, Waingaromia Survey District.

In accordance with a resolution passed by the Land Board at Gisborne on the 13th instant, I have to ask you to make an inspection of the above at the first convenient opportunity, in company with the Crown Lands Ranger, in order to ascertain its suitability or otherwise for subdivision. This action has been taken in compliance with the lessee's application for a reconsideration of his case in terms of section 52 of "The Land Act, 1892."

The Crown Lands Ranger having received orders to proceed to Dunedin before the 31st instant, he may not be able to attend to this matter, in which case it will be necessary to await the appointment of his successor.

HENRY TRENT,

Commissioner of Crown Lands.

S.G.R. 24/18. Run 45, Waingaromia.

Department of Lands and Survey, District Office, Gisborne, 3rd August, 1908.

To the Commissioner of Crown Lands, Napier.

Small Grazing-run 45 (Mr. Cæsar).

MR. CÆSAR has just informed me that Mr. Simson has advised him that owing to his resignation he cannot carry out the resolution of the Board *re* accompanying Mr. Bartram over Small Grazing-run 45. Mr. Cæsar wishes me to impress on you that this is not his fault; indeed, he thinks it a hardship that the matter should remain unsettled so long. He would like some other arrangement made as soon as possible.

I should think Mr. Bartram could go over it by himself if we supply him with a tracing of the proposed subdivision. Awaiting your instructions whether I am to supply the tracing,—

I am, &c.,

T. N. BRODRICK,
Land Officer.

S.G.R. 24/19.

Napier, 14th August, 1908.

SIR,—

As directed by your Board to report on Run 45, I inspected this on the 11th instant, and report as follows:—

That the Board take for settlement the north-eastern portion, comprising about 900 acres, and that the rest of the run be offered as a grazing-run to the present tenant. By carrying out this recommendation it will not be necessary to acquire the freehold for homestead-sites from Messrs. Bloomfield Bros., and also save the tenants the expense of shifting their fence-line to a very indifferent boundary, which would be costly to maintain. I attach a plan herewith showing the proposed subdivision and homestead-site. I found on inspection that one homestead-site, as before suggested, does not exist, and that the land is in its natural state.

The Commissioner of Crown Lands.

Yours, &c.,

O. E. BARTRAM.

P.S.—It will be necessary, if this recommendation is carried out, to construct one road to present homestead-site and one to proposed site.—O.E.B.

Extract from Land Board Proceedings relative to Small Grazing-run No. 45, Waingaromia Survey District.

Napier, 14th August, 1908.

MR. O. E. BARTRAM forwarded his report on Small Grazing-run No. 45, Waingaromia Survey District, held by J. A. Cæsar, and it was decided to modify the previous resolution herein and recommend the course of action proposed by Mr. Bartram, by which means the acquisition of the adjoining freehold will be obviated. The recommendation is that the run be cut in two; the north-eastern portion, of about 900 acres, to be offered for selection under the optional system, and a lease of the balance to be offered to Mr. Cæsar.

S.G.R. 24/20. Run 45, Waingaromia.

Department of Lands and Survey, District Office, Napier, 18th August, 1908.

To the Under-Secretary for Lands, Wellington.

Small Grazing-run No. 45, Waingaromia Survey District.

I HAVE the honour to inform you that, as the result of an application by the lessee of the above small grazing-run for a rehearing under the provisions of section 52 of "The Land Act, 1892," as was notified in my letter of the 20th June last, the Land Board, at its meeting at Gisborne on the 13th ultimo, decided to obtain further evidence with regard to the suitability of the country for settlement purposes, and it was resolved that Mr. Bartram, a member of the Board, should inspect it in company with the Crown Lands Ranger: but at the last moment the Ranger left the matter in Mr. Bartram's hands, saying that he was already fully acquainted with the country and he was prepared to indorse any decision arrived at. Mr. Bartram's report was considered by the

Land Board on the 14th instant, when it was decided to submit the case for the Hon. the Minister's reconsideration. It will be observed that one of the most important points in Mr. Bartram's report is in connection with the area which the Crown Lands Ranger recommended should be acquired for the purpose of securing homestead-sites and road-access. It appears that the land within the area mentioned is quite unfit for homestead purposes, being very steep and broken; then the cost of removing the existing boundary-fences, and fencing along the road, which would entail several miles of fencing (the entire cost of which would fall upon the tenants, whereas the upkeep of the present fences is divided between the adjoining holders) is not desirable.

When writing my former letter, 2549/126, dated 6th April last, I commented upon the value placed upon the land referred to as being very high as compared with that placed upon the run; but, taking the report *then* before the Board, which represented the advantages it offered in affording the necessary sites for homesteads, &c., it was considered the circumstances warranted the purchase. I am not aware as to the result of the negotiations with the Messrs. Bloomfield, having received no further advice since writing my memo., 2459/136, of the 4th May last.

It will be seen by the tracing accompanying this that the present proposal is to subdivide the block into two parts, to which access can be given at a reasonable cost, as shown approximately thereon. By this means the present lessee will be offered the portion embracing about 2,483 acres, taking in his homestead and improvements, and the balance to be disposed of under the optional system. I would respectfully ask you to bring this matter before the Hon. the Minister of Lands in order that it may receive reconsideration as recommended by the Land Board in compliance with the lessee's request.

HENRY TRENT,

Commissioner of Crown Lands.

Enclosures: Copy of report; one tracing.

Department of Lands, Wellington, 28th August, 1908.

The Hon. the Minister of Lands.

Small Grazing-run No. 45, Waingaromia Survey District.

As you will see by the accompanying *précis* of correspondence beneath, this run is at present leased by Mr. J. A. A. Caesar, whose term is about to expire shortly.

The Land Board in February last adopted the Ranger's report as to the suitability of the run for subdivision, and recommended such course for your approval. As the Ranger had reported that a strip of land (119 acres) between part of the run and the adjoining road was necessary for inclusion with the run so as to render it suitable for the proposed subdivision, negotiations were opened with the Messrs. Bloomfield (owners of the strip of land), and they made an offer to sell at £8 10s. per acre.

As Mr. Caesar had applied for a rehearing of the case, the Board appointed Mr. Bartram, a member of the Board, to revise the former report by the Ranger, and after careful inspection he states that the 119 acres in question is quite unsuitable for inclusion with the run, and that its acquisition is unnecessary.

Mr. Bartram also recommends that the run be divided into two portions of 900 acres and 2,483 acres respectively, that the first area be offered to public competition under the optional tenure, and the larger area offered to the present lessee under a new small-grazing-run lease.

The Land Board has adopted these recommendations, and now forwards them for your approval.

I think this is a case in which the Valuer-General might be asked to obtain a special report from his officer.

Plan and report attached (see Commissioner's letter, 18th August, with Mr. Bartram's report).
W. M. C. KENSINGTON, Under-Secretary.

Valuer-General.—For report on question of suitability for subdivision of Run No. 45.—
R. McNAB. 31/8/1908.

Department of Lands, Wellington, 1st September, 1908.

The Valuer-General, Wellington.

Small Grazing-run No. 45, Waingaromia Survey District.

In accordance with the decision of the Hon. the Minister of Lands, I enclose for your information copy of the correspondence which has passed with the Hawke's Bay Land Board in connection with dealing with the above run in the Gisborne District upon the expiry of the small-grazing-run lease under "The Land Act, 1885."

The Hawke's Bay Land Board on the 18th February, 1908, reported on Small Grazing-run 45 of 3,358 acres as suitable for subdivision. They also stated that it was necessary in connection with the subdivision of this run into suitable portions that two areas, of 107 and 10½ acres respectively, should be purchased from Messrs. Bloomfield Bros., in order that each subdivision should have a frontage to a formed road. This proposal is shown on tracing marked "A" attached herewith. The Minister agreed that the Land Purchase Department should endeavour to negotiate with Messrs. Bloomfield Bros. for the purchase of the 117½ acres. The lessee of the run (Mr. J. A. A. Caesar) having applied for a rehearing in accordance with the provisions of the

Land Act, the Board met at Gisborne and decided to obtain further evidence in regard to the suitability of the run for settlement, and they appointed Mr. Bartram, a member of the Board, to inspect the run in company with the Crown Lands Ranger, but at the last moment the Ranger left the matter in Mr. Bartram's hands, saying that he was already fully acquainted with the country, and was prepared to indorse any decision arrived at. Mr. Bartram's report was considered by the Land Board on the 14th ultimo, when it was decided to submit the case for the Hon. the Minister of Lands' decision. I enclose for your information copy of the tracing which accompanied Mr. Bartram's report, in which is shown approximately the two areas into which it is proposed to subdivide the run, together with the proposed road of access thereto, the lessee to be offered the area of about 2,483 acres together with homestead, improvements, &c., and the balance of about 875 acres disposed of on the optional system. The Minister has decided that this is a case in which you should be asked to get a report from your officer as to the suitability of the run for subdivision. In doing so I would ask that your Valuer decide whether, in his opinion, it is necessary to purchase a portion of Messrs. Bloomfield's property, as shown on tracing marked "A," or whether in accordance with the last report from Mr. Bartram it is unnecessary. Mr. Bartram states that the land within the area shown on tracing "A" is quite unfit for homestead purposes, being very steep and broken, and the cost of fencing would be considerable and would fall upon the tenants. Please furnish a report on this matter for the Minister's information at your earliest convenience.

WM. C. KENSINGTON, Under-Secretary.

Valuation Department, Wellington, 15th September, 1908.

Memorandum for the Under-Secretary, Department of Lands, Wellington.

Small Grazing-run 45, Waingaromia.

I APPEND for your information a copy of a report which I have received in this matter from District Valuer Lewis:—

"I have carefully gone over the above run, and submit the following report thereon:—

"This run has a large area of broken and indifferent country of a pumicy nature, while several of the faces are of a slippery nature, and the altitude 2,000 ft. in parts, and some faces of the good land have bad aspect.

"The north-eastern portion which Mr. Bartram proposes to cut into a separate holding is practically the ears and eyes of this run, comprising as it does the major portion of the best land in the run, and it is on this portion, which I may point out is the newer country, that the greater carrying-capacity per acre is shown, it being originally bush land, while the residue was originally fern and manuka land of indifferent quality and the cost of maintenance substantial, and at present a fairly large area requires clearing of manuka, which is coming away fairly strong.

"The poorer portion of the run (marked 'Sub. No. 1' on Mr. Bartram's plan) is carrying practically all the improvements, as it is here where homestead, yards, woolshed, &c., are situated; consequently, if subdivided, the poorer portion of the run would be required to carry the greater loading for improvements, as it would be difficult to avoid this, even if adopting subdivision into two lots, and this in my opinion would not be prudent.

"As this run is situated some eighteen to nineteen miles inland from Te Karaka (which is nineteen miles from Gisborne) and has a very bad winter road, and as there is no fencing-timber on the run, it will at once be seen that carriage is a serious item, and the difficulty of getting away small cuts of fat stock as occasion arises is somewhat great.

"I may here add that several of the Kanakanaia settlers are already complaining of the cost of carriage, &c., and one settler pointed out to me a small two-roomed house which had cost him up to the present (it is still incomplete) over £120, and this is some distance nearer Karaka than the run in question, while another states he would gladly walk out for actual cost of the improvements he has effected.

"It is possible to subdivide this run into two, but in my opinion not prudent, owing to the varying nature of the land and the difficulty of getting fence-lines and a second building-site. The site proposed by Mr. Bartram would necessitate a road crossing over a broken gully of slippery country, and would entail a cost of from £200 to £250, and it is questionable, from the nature of the country to be traversed, if it would stand long.

"To summarise as to suitability of subdivision, I would point out,—

"(1.) The indifferent nature of the run as a whole as regards quality, cost of maintenance in keeping down manuka, &c., and refer you to the attached tracing, which gives, I think, a fair idea of the patchy nature of this run.

"(2.) The total absence of fencing-material, and the distance the same would have to be carted, or, rather, packed, which is at present being done, for eighteen or nineteen miles.

"(3.) Severance of the 875 acres as per Mr. Bartram's plan would leave almost entirely the poorer country to carry the burden of loading for improvements.

"Generally, I am of opinion that subdivision is not advisable.

"As regards the 117 acres offered by Messrs. Bloomfield Bros. adjoining this run, the price asked is absolutely excessive, and, in my opinion, it is not required. With the exception of a small corner of bush, the area in question is miserably poor manuka land, and would require from four to five miles of fencing on a difficult and expensive line to maintain.

"I attach a plan showing the respective portions of good, indifferent, and poor land, and also return tracing of Mr. Bartram's proposed subdivision."

G. F. C. CAMPBELL, Valuer-General.

Department of Lands, Wellington, 16th September, 1908.

The Hon. the Minister of Lands.

Small Grazing-run No. 45, Waingaromia Survey District.

In compliance with the instructions contained in your minute of the 31st ultimo, the Valuer-General was requested to furnish a report as to the suitability of this run for subdivision and closer settlement, and I append his report of the 15th instant.

It will be seen that District Valuer Lewis made a careful inspection of the run, and has given a detailed account of the nature of the land. He is of opinion that it would be possible to divide the run into two portions, but that such division would not be prudent for the reasons he points out. He is therefore of opinion that subdivision is not advisable.

Under these circumstances it would evidently be advisable to grant the present lessee a new lease of the run at a proper rental, and I would respectfully suggest that the Valuer's report be referred to the Hawke's Bay Land Board to enable them to reconsider the matter, and, if they think fit, to rescind their former resolution to divide the run into two portions of 900 acres and 2,483 acres respectively (the latter to be offered to the present lessee under a new lease) and to deal with it under section 209 of "The Land Act, 1885." This, however, would be a matter for them to consider and decide.

WM. C. KENSINGTON, Under-Secretary.

Under-Secretary.—Submit report of Valuer for consideration of Board.—R. McNAB
16/9/1908.

Department of Lands, Wellington, 17th September, 1908.

The Commissioner of Crown Lands, Napier.

Small Grazing-run No. 45, Waingaromia Survey District.

WITH reference to your memo. S.G.R. 24/20, of the 18th ultimo, I have now been directed by the Hon. the Minister of Lands to enclose for your information report by the District Valuer at Gisborne on the above run and his views on the question of its subdivision.

I shall be glad if you will please lay it before the next meeting of the Land Board so that the Board may be in a better position to judge of its suitability for pastoral purposes, and, if the Board thinks fit, to reconsider its previous resolution as conveyed in your memo. under reply.

You will notice that the Valuer is of opinion that, though it would be possible to divide the run into two portions, such division would not be prudent for the reasons he points out and, in his opinion, is inadvisable.

Explanatory tracing accompanying the Valuer's report is also enclosed, and I shall be glad if you will please return the report and tracing with your memo. conveying the result of the Board's consideration of the case.

WM. C. KENSINGTON, Under-Secretary.

SMALL GRAZING-RUN NO. 42A, WAINGAROMIA AND UAWA SURVEY DISTRICTS.

LESSEE, WILFRED H. PERRY. LEASE No. 44. 4,463 ACRES.

As the lease over this small grazing-run does not expire until the 28th February, 1911, there has been no occasion to deal with it in so far as consideration of a renewal, or otherwise, is concerned. Therefore there is no correspondence as between the Minister and the Land Board, and the Board and a Valuer.

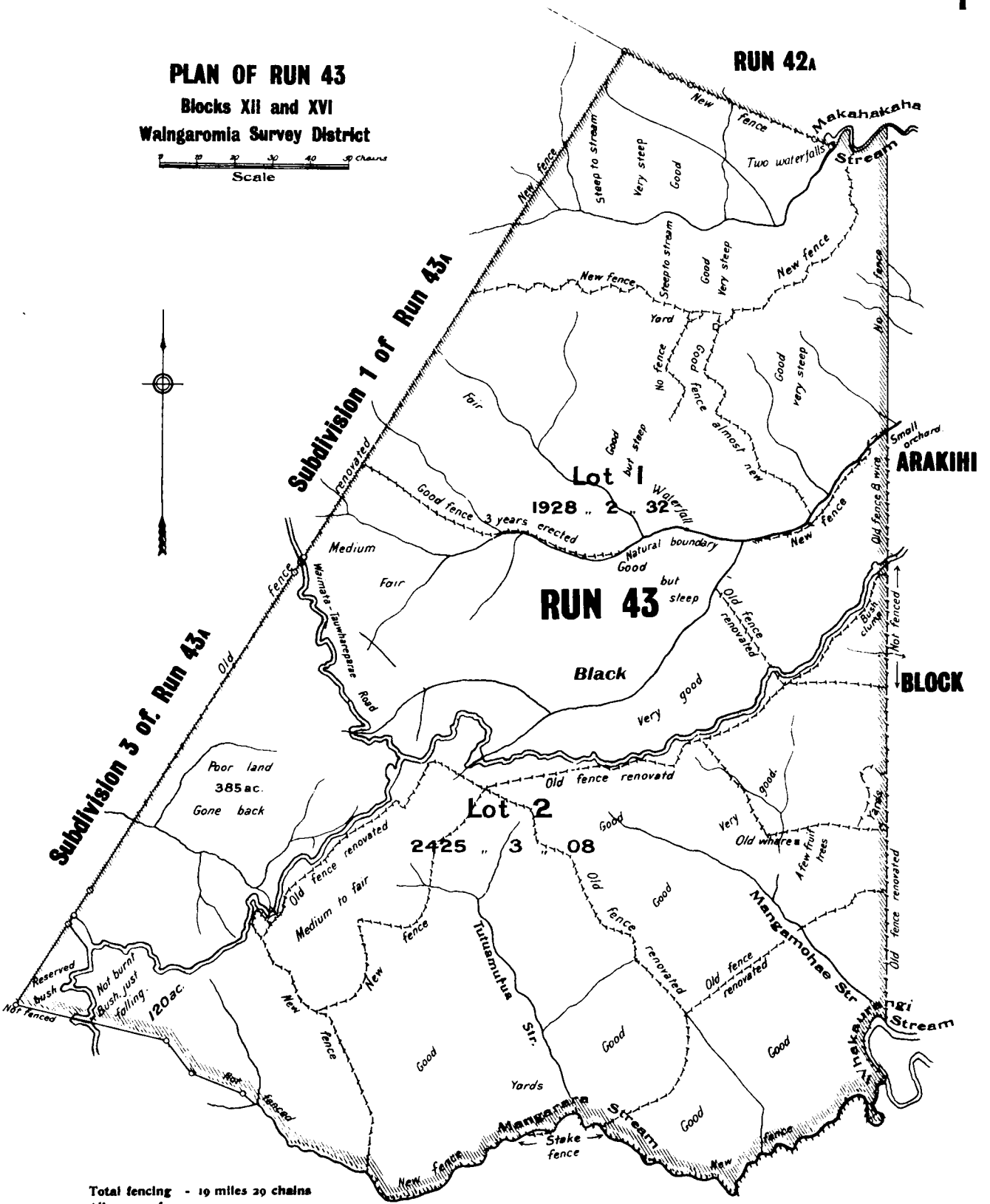
Lands Department, Wellington, 1st October, 1908.

Approximate Cost of Paper.—Preparation, not given: printing, excluding maps (1,000 copies), £12 3s. 6d.

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

Price 1s.]

PLAN OF RUN 43
Blocks XII and XVI
Waingaromia Survey District

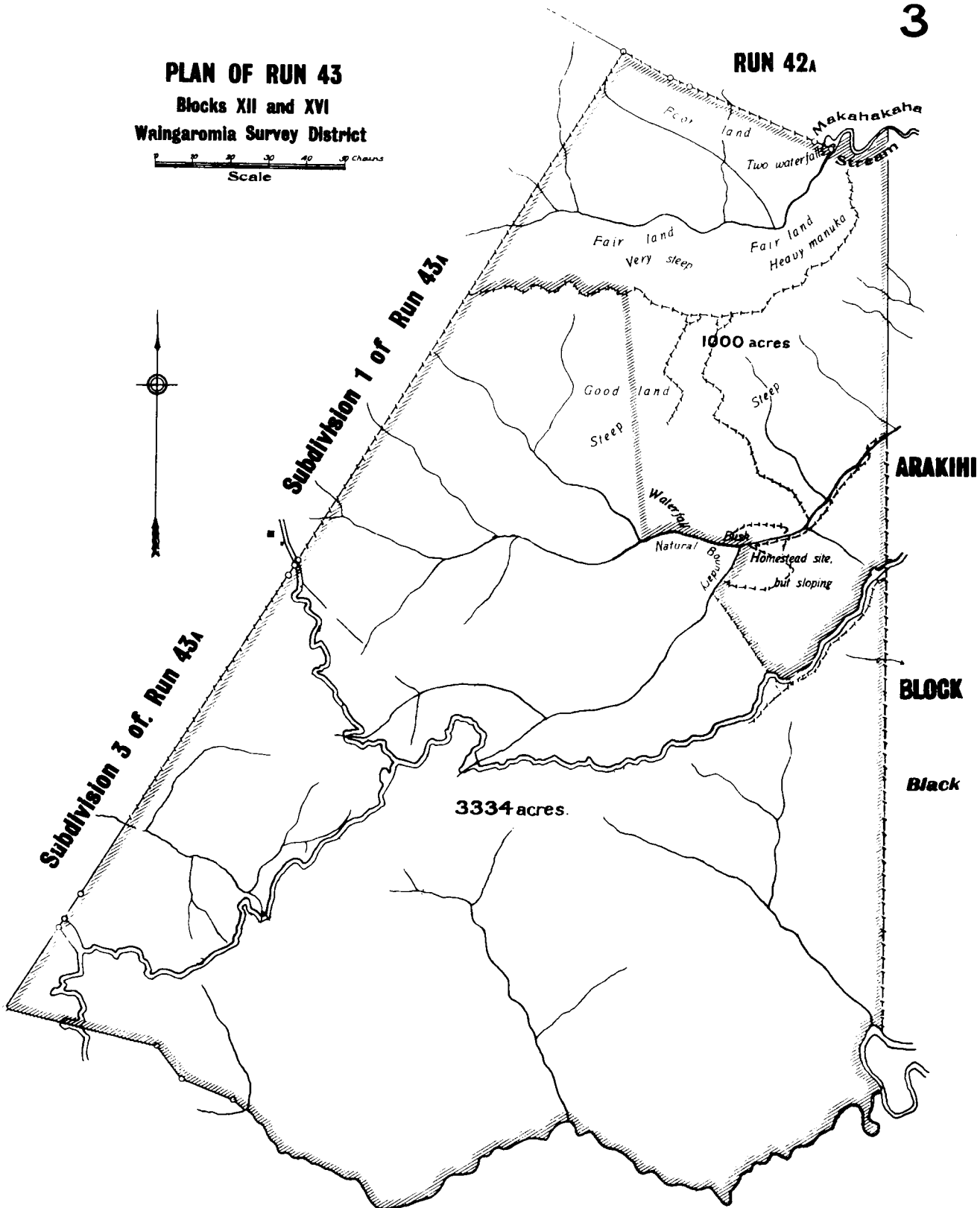


Total fencing	-	19	miles 29	chains
Allowance for broken ground	-	0	" 51	"
Total	-	20	" 0	"

S.G.R. 58

3

PLAN OF RUN 43
Blocks XII and XVI
Waingaromia Survey District



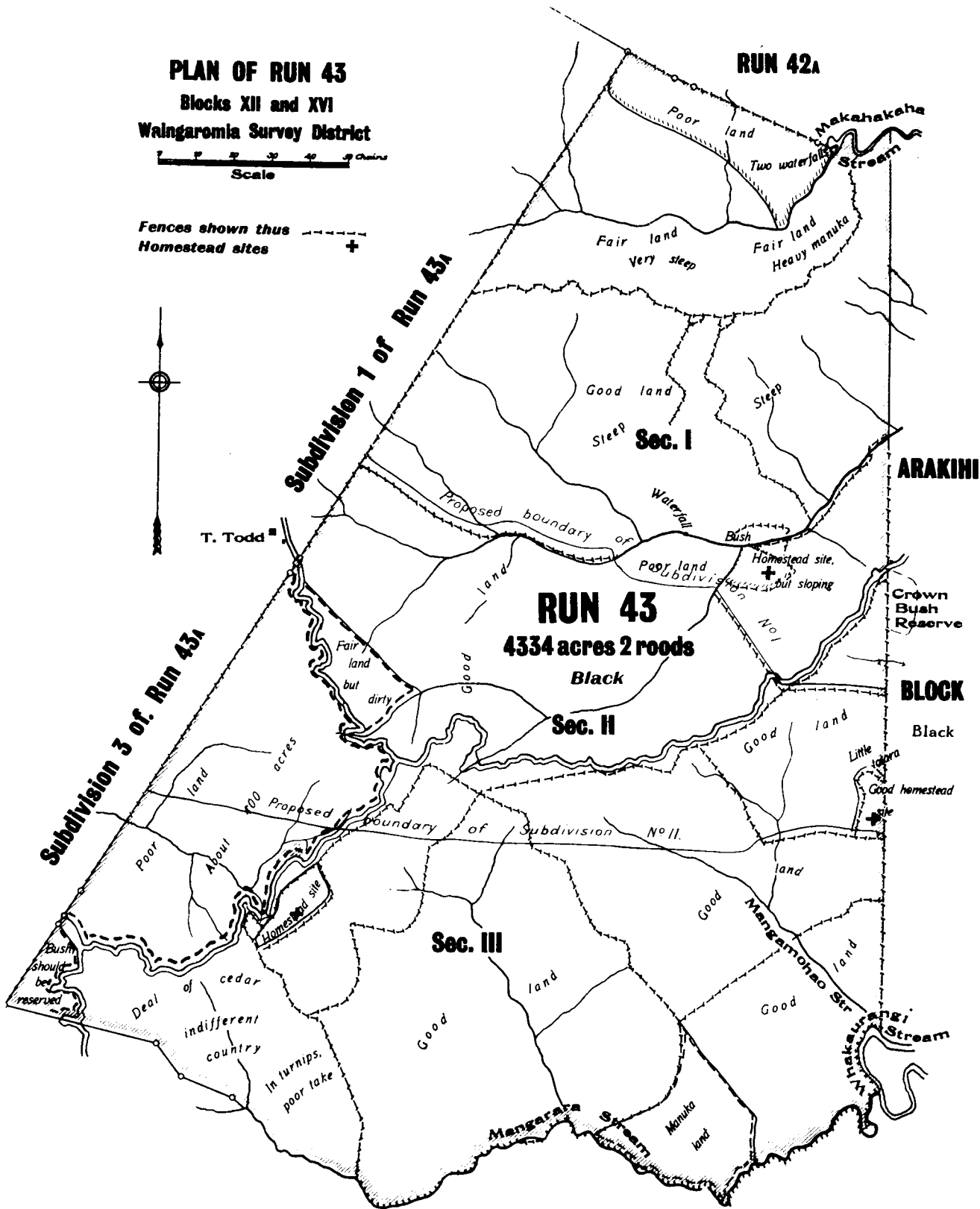
PLAN OF RUN 43

Blocks XII and XVI

Waingaromia Survey District



Fences shown thus Homestead sites



T. Todd

RUN 43
4334 acres 2 roods
Black

ARAKIHI

BLOCK

Black

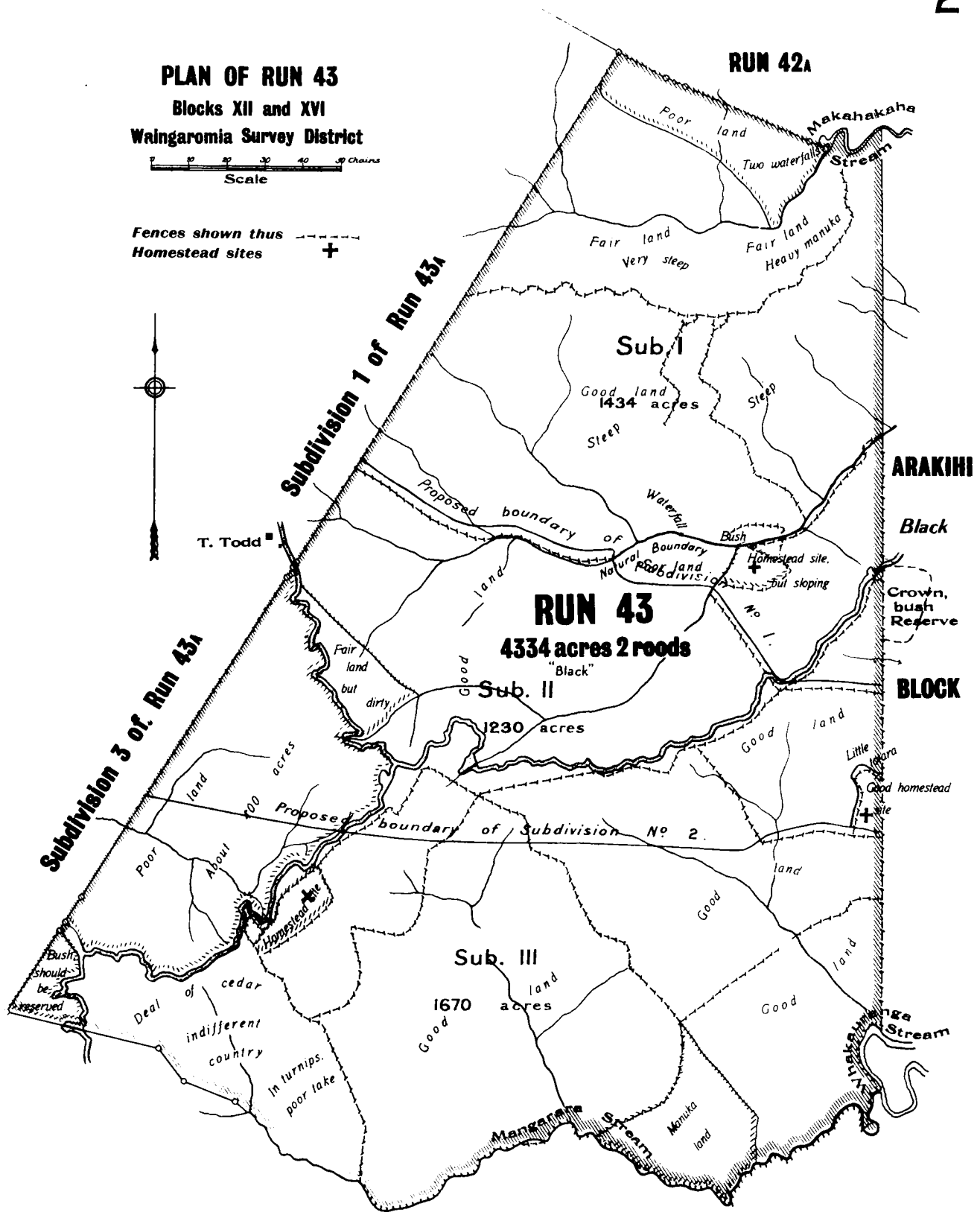
S.G.R. 58

C. Grey

PLAN OF RUN 43
Blocks XII and XVI
Waingaromia Survey District



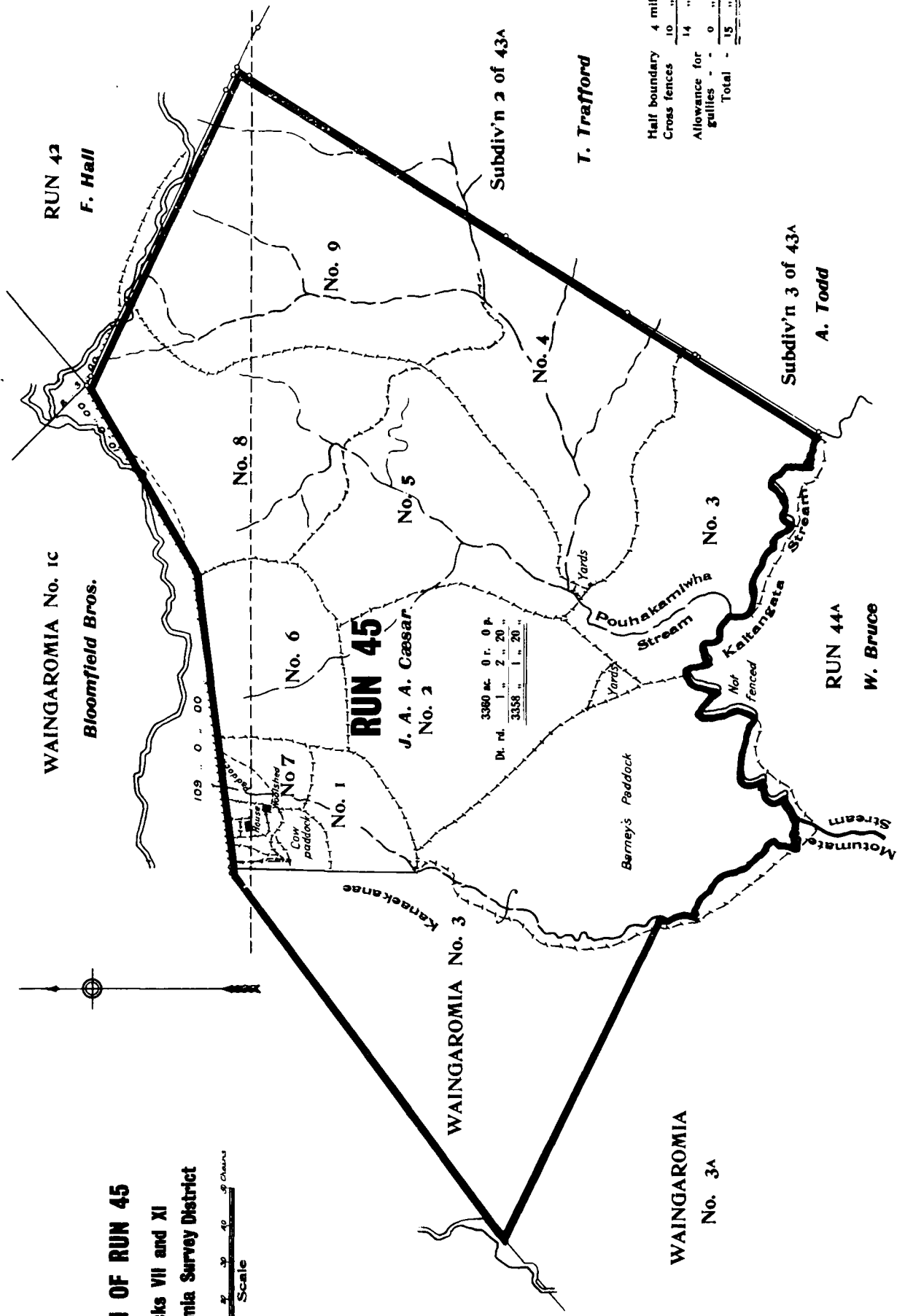
Fences shown thus
 Homestead sites



S.G.R. 58
 C. Grey

PLAN OF RUN 45

Blocks VII and XI
Waingaromia Survey District

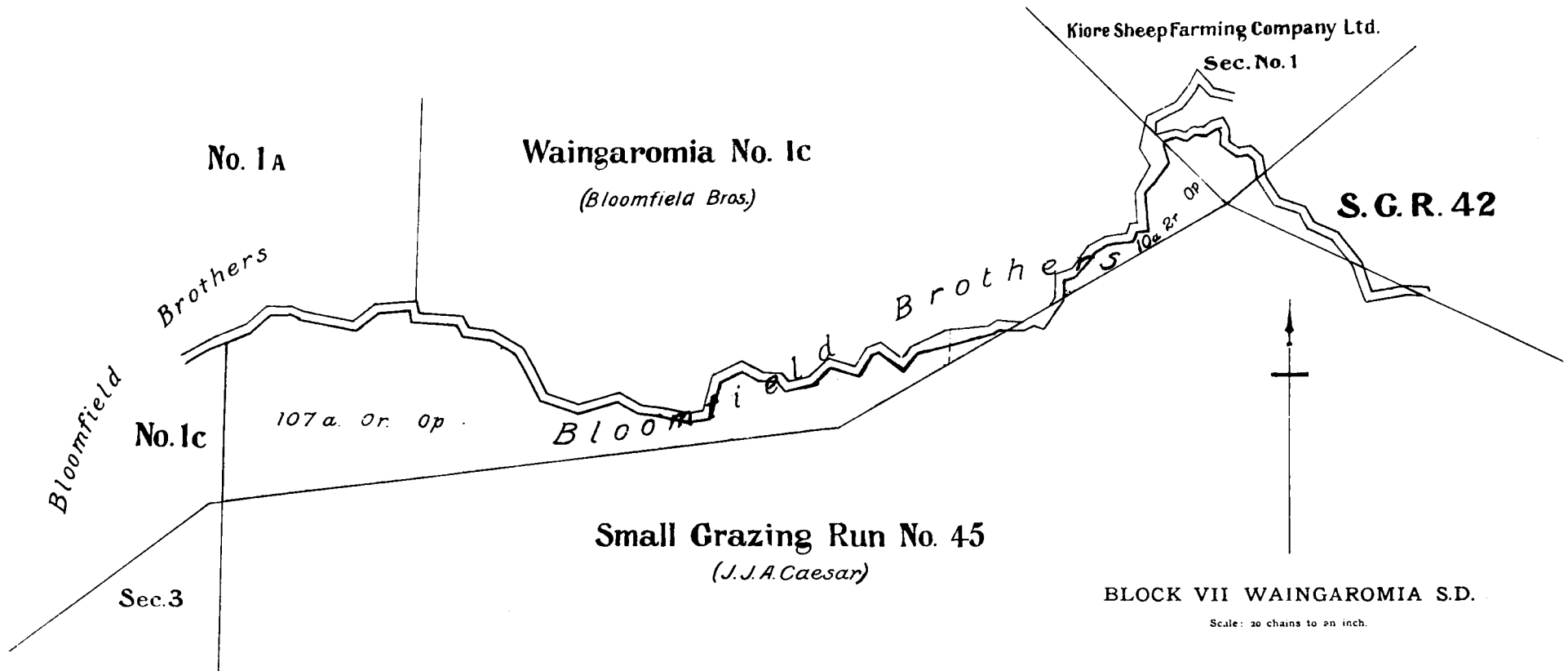


RUN 45

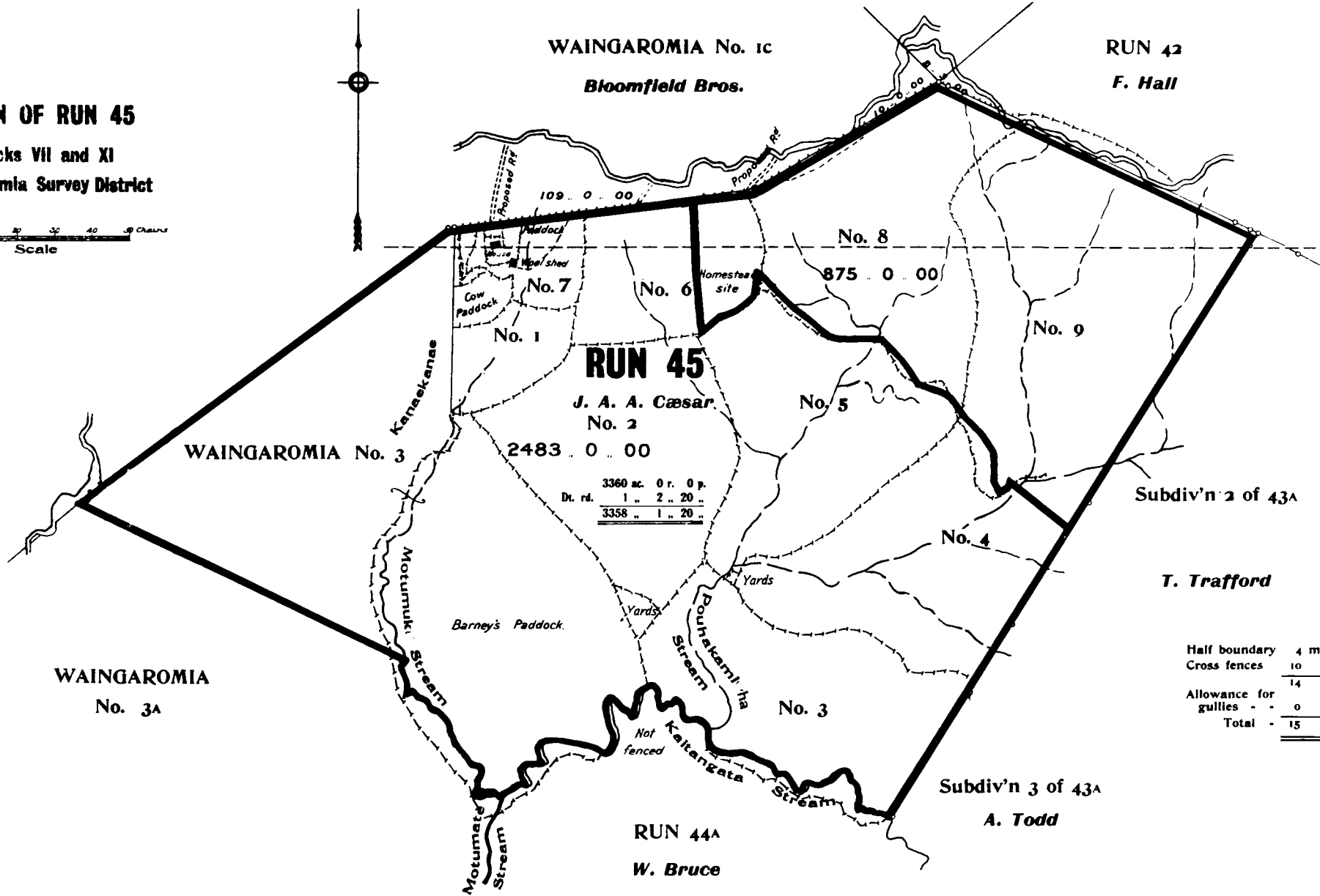
J. A. A. Caesar.
No. 2

3380	M.	0	F.	0	P.
Di. rd.	1	2	20		
	3358	1	20		

Half boundary	4 miles 26 chains
Cross fences	10 " 46 "
Allowance for gullies	14 " 72 "
Total	0 " 40 "
	15 " 32 "

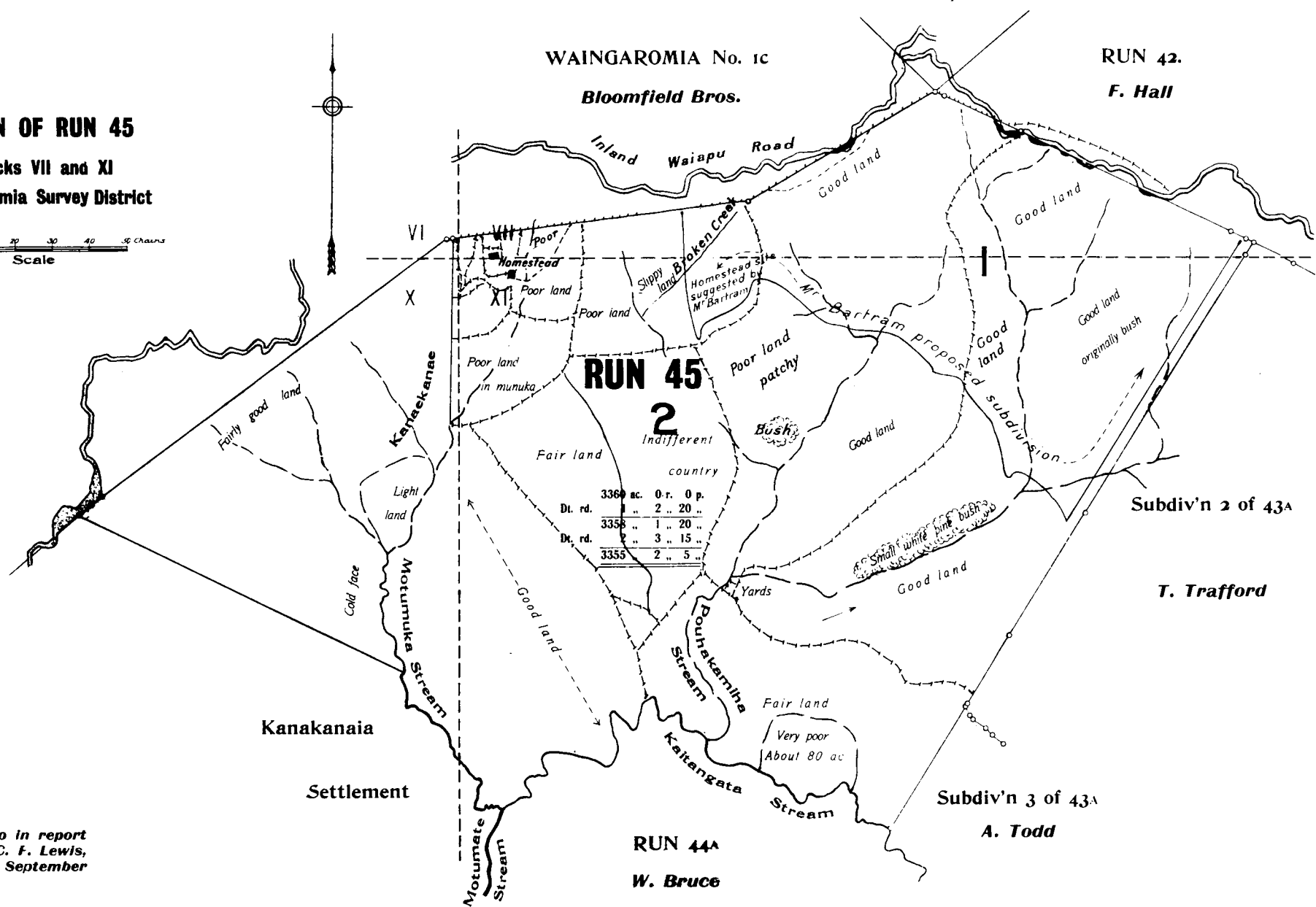


PLAN OF RUN 45
 Blocks VII and XI
 Waingaromia Survey District



Half boundary	4	miles	26	chains
Cross fences	10	..	46	..
Allowance for gullies	14	..	72	..
	0	..	40	..
Total	15	..	32	..

PLAN OF RUN 45
Blocks VII and XI
Waingaromia Survey District



RUN 45

2

Indifferent country

	3360	ac.	0	r.	0	p.
Dt. rd.	..	2	..	20
	3358	..	1	..	20	..
Dt. rd.	..	3	..	15
	3355	..	2	..	5	..

Plan referred to in report on Run 45 by C. F. Lewis, District Valuer, September 11th 1908.

