

the trustees approached the House an enabling Bill would be put through to give them power to deal with these lands and to raise money on them in order to road them properly, because it would be for the benefit not only of the trustees and the institution, but very largely for the benefit of the Town of Wanganui.

11. With regard to the question of drainage, is it not a fact that a great deal of water from the Mosstown district finds its way on to the north-westerly portion of this estate?—No. The water from the Mosstown district is taken down what is known now as Churton's Creek. I went into that matter some time ago, with the object of getting that creek diverted from running into the town, because it monopolizes a large amount of valuable property, both in the School Estate and in our town. I found Mosstown is largely drained by this open creek. This sewer for the School Estate would not serve Mosstown at all.

12. Does the Borough Council put the cost of these street-drains on other private-property owners?—No. The work is done by loan, and the interest is paid out of the rates.

13. The general drainage of the borough is put down at the expense of the general ratepayers?—Yes.

14. Why do you propose to put any cost on the trustees other than that borne by the ordinary ratepayer?—Because I think it is a reasonable proposal.

15. You would not specially tax the estate with the cost of that main sewer?—No; I think it should be a matter of arrangement between the Borough Council and the trustees.

16. Do you think any portion of the cost of that sewer should fall on the estate?—Yes.

17. Why?—Because some portion of it will be running through the estate.

18. Because it is made specially to benefit that land?—Yes. You must understand our present sewer is sufficient to carry off the drainage of that part of the town that is already populated, and this will be an entirely separate and new sewer to do another work for the benefit of this estate only.

19. Section 227 of the Municipal Corporations Act provides that the Council in granting permission to any person to construct private streets, may impose such conditions as to width, levels, entrances, course, formation of footways, cost of formation, maximum number of buildings to be erected, &c.: Is the Council, in your opinion, justified in imposing on this estate the burden of putting in drains in these streets?—I think so.

20. And water-mains?—No.

21. Or gas-mains?—No.

22. The Act says nothing about putting in drains or sewers: is not that a matter which should be done by the Council?—It would be done in other parts of the town; but in this case I think the cost of the sewer down to the river should be paid for by the estate, and the Council should pay for the remainder.

23. Would the sewer down the main street be used for any other purpose?—Practically none. Our own sewer is sufficient.

24. Would it have to run alongside the present sewer?—Yes, in the same street, but at a much lower level.

25. You think the burden of putting in the water-pipes and sewerage-pipes should not be borne by the trustees?—That is so.

26. You limit your statement to the formation of streets, kerbing, gravelling, and general formation to render them fit to be taken over as public streets?—Yes; and the portion of the sewer outside the Industrial School Estate to the river, that portion being useless to the borough.

27. What about the maintenance of that sewer afterwards?—That all comes on the Council once the sewer is installed.

28. You think the trustees should in all fairness contribute some reasonable sum towards that sewer?—Certainly.

29. In your opinion, as a practical business man, it would pay them to do that?—Yes. If this estate were owned by private individuals naturally it would pay them to expend a very considerable sum to have it roaded and to do the large amount of work I have suggested.

30. In regard to the question of leases, what kind of lease would you suggest as being the most acceptable to tenants?—I do not think we can give any other lease than the present borough lease. It is very reasonable—a forty-two-year lease, with the right of valuation at the end of twenty-one years, and the tenant has to erect buildings within a specified time of a fixed value. At the end of the forty-two years the whole property belongs to the trustees.

31. The tenant gets no benefit at all for the improvements?—No.

32. Have you read, for instance, the form of lease of the Otago Harbour Board, that known as the Glasgow lease?—That is much more acceptable.

33. Is that a fair lease?—It is the best lease in existence. It is adopted by all the larger public bodies now in the colony.

34. Do you not think that would be a very good lease to adopt?—I think so. Of course, the borough can only adopt the lease laid down in the Municipal Corporations Act. I think the Glasgow lease would be more attractive to tenants and better rents would be obtained under that form of lease.

35. It is a form of lease on which people can obtain money more readily?—Yes. And not only that, but it induces people to put up a better class of buildings, and that is a great matter too.

36. *Mr. Hogg.*] I see you have spoken very highly of the kind of education that has been given at the Collegiate School?—Yes.

37. You referred to it as a very valuable asset to Wanganui?—Yes.

38. Would you be satisfied, assuming the value of this property materially increases, as no doubt it will, that the same system of education should be pursued?—Yes, I would be quite satisfied with it.