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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 Mangarara-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  |