

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.