

Twiss estimate can only be disposed of by the Government at 17s. 6d. and 15s. per acre, and that the former further states in his report that the major portion of that part of the block inspected by him does not compare at all favourably with our ordinary Crown lands, either as to quality of the soil or means of access, and this view is confirmed by Mr. Twiss.

Presuming that the area ordered by the Court in favour of the Crown within the block for survey liens, &c., cannot override any rights the lessees and sublessees may have previously possessed, and for the purpose of dealing with them I place the area at 53,285. These leases and subleases are marked upon litho. No. 2. [See Exhibit No. 73.]

Litho. No. 3 [see Exhibit No. 74] shows the area in grass, as copied from information supplied by Mr. Twiss, and the following is his statement as to the improvements, which total £4,661 10s. :—

Subdivisions Nos. 1 and 2: Area, 892 acres (W. Jones)—		£
500 acres in grass at £3 per acre...	...	1,500
400 chains fencing at 14s. per chain	...	280
Dip and yard	...	12
Total	...	£1,792
Subdivision No. 6: Area, 1,322 acres (Bayly)—		
300 acres in grass at £2 10s. per acre	...	750
60 " " £2 per acre (overgrown)	...	120
Whare and orchard	...	40
Fencing, 80 chains (new), at £1 per chain	...	80
Total	...	£990
Subdivisions 8 and 9: Area, 1,435 acres (Greenaway)—		
250 acres in grass at £2 per acre...	...	500
Buildings (very dilapidated)	...	175
Machinery	...	...
Total	...	£675

The buildings on this clearing consist of five small whares, a cookhouse, and a mill. They would be of service for farm buildings if put in repair. The machinery is in a bad state, and I cannot express an opinion as to its present value.

Subdivision No. 12: Area, 1 250 acres (Kelly)—		£	s.	d.
50 acres in grass at £2 5s. per acre	...	112	10	0
Mill buildings (very dilapidated)	...	10	0	0
Machinery	...	...	...	...
Total	...	£122	10	0
Subdivision No. 13: Area, 1,790 acres (Kelly)—		£		
300 acres in grass at £2 10s. per acre	...	750		
House (six rooms), outbuildings, dairy, and cowshed	...	245		
Mill buildings (nine whares and mill)	...	50		
Machinery	...	...		
Fencing, 25 chains	...	25		
Stumping and ploughing 3 acres at £4 per acre	...	12		
Total	...	£1,082		

The mill buildings on this subdivision are in an advanced state of decay, but if pulled down parts could probably be used for re-erecting as farm buildings. The machinery is very much out of repair on this and Subdivision No. 12.

You will, of course, notice the remarks made by Mr. Twiss with regard to the buildings and machinery of the mills, and that upon the latter he does not attempt to place any value. I attach extracts from the reports furnished by Messrs. Tolme and Twiss. The former inspected that portion of the block to the eastward of the line running from Tawhitiraupeka to Kokahurangi, and the latter the western portion. It will be noticed from their reports that the amount of milling timber upon the block is practically nil, but, as might have been expected, there is undoubted evidence of the presence of coal in certain localities, as referred to by Mr. Twiss in his report.

F. SIMPSON,

Under-Secretary for Lands, Wellington.

Commissioner of Crown Lands.

No. 70.

New Plymouth, 7th March, 1910.

Mokau-Mohakatino Block.

In reply to your memo. 3908/75, of 2nd ultimo, *re* the above block, I have to report that I commenced my inspection of the block on the 10th ultimo, at the Totoro or northern end.

No. 1b, at the north-west point of the block, containing about 150 acres, is land of first-class quality, but owing to its being overrun with blackberries is practically useless from a settlement point of view. Were this subdivision clear of noxious weeds, I would value it at £2 5s. per acre for settlement purposes, but I doubt very much whether that sum per acre would be sufficient to clear it in its present condition.