

So far as situation and quality of soil are concerned, the Railway Reserve is admirably adapted for large farms of 500 acres, the only drawback being, that farms of that area would be very long in proportion to their width, as will be seen by the accompanying tracing. As nearly the whole of the reserve is bounded by private properties, mostly occupied by small farmers, no alteration of form can be made. On the other hand, a greater frontage to the main road is thus obtained; and from the lay of the country a greater number of streams are cut across, and a better supply of water would thus be afforded to each farm.

The proposed railway to New Plymouth runs through or near the reserve, and it would be as well if its course and that of the main road were marked upon the tracing before it is forwarded to the Agent-General.

By clause 26 of the Confiscated Land Regulations, the Government is empowered to let all or any part of the reserve in question for a period not exceeding ten years, so that a fresh Regulation would have to be issued by Order in Council if it is otherwise dealt with. My own idea is, that very liberal terms should be offered to persons who would undertake to expend a certain amount of capital upon the land, the small-farm element being rather in excess in this district and capital deficient.

In view of the land being required for some such purpose, I recommended delay when, some months ago, the Secretary for Crown Lands, Mr. Domett, instructed me to advertise for tenders for lease. The result was that the land was left free to be dealt with, and there is now nothing to prevent my having some twenty farms laid off within a month after receiving instructions.

I may mention that in 1868 tenders were called for and accepted for the lease of the various blocks on the plan. The outbreak of the war, however, prevented the actual issue of the leases, and no rent having been paid on the one side or demanded by the other, the land reverted to its original position. In some cases, however, persons whose tenders were accepted began to improve and occupy their sections. They did this, however, at their own risk and entirely without the sanction of the Government, and I do not think that such unauthorized occupation of Government land should be allowed to interfere with any scheme of settlement that the Government may have in contemplation. At the most, all that they could claim, as a matter of *grace* and not of right, would be the difference between the value of their improvements and the rent which they would have been called upon to pay had their leases been granted. With this exception, the Railway Reserve is perfectly free from all complications, either European or Native, and I cannot but think that it presents a most favourable field for the Government to try an experiment of "capitalist settlement" in, which, properly conducted, would be equally advantageous to all persons immediately concerned and to the district in which they would be located.

I have, &c.,

ROBERT PHARAZYN,

Commissioner of Confiscated Lands.

The Hon. the Minister for Public Works, Wellington.

No. 21.

Mr. R. PHARAZYN to the Hon. the DEFENCE MINISTER.

(No. 88-72.)

SIR,—

Confiscated Lands Office, Wanganui, 12th March, 1872.

In accordance with instructions contained in a memorandum from the Hon. the Native Minister of 17th January, 1872, I have the honor to report that the land required for the officers and men of the Hawke's Bay Defence Force and Military Settlers has been surveyed sufficiently to enable me to forward the accompanying selection tracing.

I also enclose a copy of the District Surveyor's letter to me on the subject.

From this it will be seen that every care has been taken to exclude worthless land, while the tracing will show that the proximity of the sections to the main line of road and to the Railway Reserve renders them at least as valuable as any to which the selectors were originally entitled.

I have, &c.,

ROBERT PHARAZYN,

Commissioner of Confiscated Lands.

The Hon. the Defence Minister, Wellington.

No. 22.

Mr. R. PHARAZYN to the SECRETARY for CROWN LANDS.

(No. 100-72.)

SIR,—

Confiscated Lands Office, Wanganui, 2nd April, 1872.

I have the honor to call your attention to the fact that Mr. Carrington's salary is now paid exclusively out of funds appropriated to the Public Works Department, while the vote which appears on the Estimates as the salary of the "Chief Surveyor" is applied to the purpose of paying Mr. Worgan, the Native Commissioner. Though, for the convenience of the Treasury, I was requested by Mr. Gill, Chief Clerk, Native Office, to certify to Mr. Worgan's Monthly Abstract as if he were Chief Surveyor, yet he has not even the nominal connection with the survey staff that Mr. Carrington had, although as Native Commissioner he has every assistance that this office can afford him, the surveyors being placed at his disposal when required by him, in accordance with his memorandum of the 23rd of January, 1872, approved by the Hon. the Native Minister. At the same time, it appears that Mr. Carrington has only been informed in an irregular manner by the Native Minister that these changes have been made, and the consequence is that Mr. Williams, the really responsible officer in charge of the surveys, is placed in a position which is both unsatisfactory to himself and likely to hinder the progress of the work in which he is engaged.