

The reserves had better not be mentioned in these conditions in order not to complicate them, but the lessee is to have the pasturage of all within the borders of the published map for the rent which he is to pay, except the Rabbit Board's fifty acres, &c.

I think it would be reasonable to require the lessee to provide accommodation for travellers at a reasonable rate and of a reasonable kind, and a clause has been added providing for this. There are a few other verbal amendments.

The Order in Council will be drawn up here, based on these conditions, when you report the result of the sale.

There is a formal memorandum drawn up by Mr. Bell stating the agreement made between him and the Government, extracts from which I send for your information. You will see that the trustees agree to run Cheviot stock until 15th April, and the Government rent will commence only on 1st May, so that from 7th March to 1st May no rent is payable. The whole rent to be paid is, from 1st May to 1st October at full rent, and from 1st October to 1st April at $\frac{54755}{84755}$ of \times (say £867—£560). If, therefore, no advance on £867 be offered, the rent will be five months at £867, and six months at £560; £7,695 for eleven months.

Make it quite clear that there is to be no greater reduction than in proportion to area, and that the grazing value of the 30,000 acres to be resumed is not to be considered.

As to rabbits, Mr. Ritchie thinks that at present there are three men employed destroying them, and paid by the estate. Should it be necessary to maintain this staff, the Government will pay the cost.

Kindly wire result of sale on the 28th.

A. BARRON,

Under Secretary.

P.S.—In order to avoid disputes at the end of or during the lease, an inventory of the moveables taken over should be made and agreed on before the 1st of May.—A.B.

P.S. 2.—Should any question be raised as to the validity of the sale because there is no Order in Council authorising it, you may undertake, on behalf of the Crown, to have a perfectly valid lease executed; but, of course, unless the question is raised, it should not be mentioned. We rely on Mr. Bell's undertaking in the letter, copy of which is sent you.—A.B.

No. 24.

COMMISSIONER of CROWN LANDS, Christchurch, to the SURVEYOR-GENERAL.

(Telegram.)

Christchurch, 24th February, 1893.

MR. MATSON's charge is twenty guineas, and, if lease sold, one per cent. on total rent. Please wire if accepted, and forward instructions and conditions so as to reach me not later than Monday morning.

J. W. A. MARCHANT,

Surveyor-General, Wellington.

Commissioner of Crown Lands.

No. 25.

(Urgent telegram.)

25th February, 1893.

MATSON's price is twenty guineas, and, if lease sold, 1 per cent. on total rent. This would mean, in case of a sale, a payment of ninety-eight pounds for his services on the day of sale. Do you concur, or shall another auctioneer be asked for terms?

Hon. John McKenzie, Kekerangu.

A. BARRON.

No. 26.

COMMISSIONER of CROWN LANDS, Christchurch, to the SURVEYOR-GENERAL.

(Urgent telegram.)

Christchurch, 27th February, 1893.

No, I have no copy of proprietor's map of Cheviot, which is the only one showing fences and paddocks. The Surveyor-General inspected map which proprietor wishes to sell to Government. Will you please inquire from Mr. Bell price, and whether I can procure plan at once in event of estate not being leased on 28th? We should announce that it will be offered in subdivisions before people leave for stock-sale. The conditions are just to hand. Reply urgent if Mr. Matson is to act as auctioneer. Do you still wish clause put in about rabbits? I presume not, as you say Government will incur all cost. What about Darrock? He may not give up possession, and persist in rights of cropping. Should a survey clause be put in in case lessee raises objection to title? Shall we state at meeting that the rent will be reduced to £560 on 1st October whether the 30,000 acres are resumed or not.

J. W. A. MARCHANT,

The Surveyor-General, Wellington.

Commissioner of Crown Lands.

No. 27.

The SECRETARY for CROWN LANDS to the COMMISSIONER of CROWN LANDS, Christchurch.

(Urgent telegram.)

27th February, 1893.

CHEVIOT.—Never mind clause about rabbits. Darrock's claim must be ignored at present. If he can arrange with new tenant, the Crown can authorise specially, see clause 6c. Mr. Matson's terms may be agreed to unless you have a wire to-day to the contrary. The Government is satisfied with Bell's letter, and you may undertake to give sufficient title. The £560 rent, when 30,000 acres resumed, will depend on the rent bid. Mr. Bell agrees to your taking tracing, and asks Mr. Campbell to be wired to.

The Commissioner of Crown Lands, Christchurch.

A. BARRON.