

CORRESPONDENCE, ETC.

Extracts 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. 24/3. Run 45, Waingaromia.

Gisborne, 1st November, 1907.

To the Commissioner of Crown Lands, Napier.

As per instructions, I visited and valued Run 45, Waingaromia, which is fourteen miles distant from Te Karaka, on the road known as the Inland Waiapu Road, and joins the property lately purchased by the Crown, and known as Kanakanaia.

This property is situated very well, owing to its close proximity to the main road, although it only touches the road in two places. All that portion which is owned by Messrs. Bloomfield Bros. can be purchased by the Crown for a very reasonable price. This land comprises all that portion between the boundary of Run 45 and the main road, and is useless to Messrs. Bloomfield Bros., but is exceedingly important if it is decided to cut up the run, for the reason that it gives two more homestead-sites.

The run contains 3,358 acres, and runs down to the Motumuku Stream and Kaitangata River; from thence in a straight line along Tod's and Trafford's boundaries—being portions and subdivisions of Run 43A—to a trig. station; from thence to the Main Inland Waiapu Road. On the opposite side of Kaitangata River is situated Mr. Bruce's Small Grazing-run 44A, which is owned by the Crown, and which, although I have not as yet made a valuation of, I have been on the property, and know that it will cut up very well. Mr. Bruce's lease falls due six months after Run 45.

The aspect of Run 45 is north-east and north-west, with a little south, and is comprised of broken ridges, gullies, and creeks, all of which are good. About 150 acres of bush, consisting of white-pine, totara, towai, and matai, is still standing, and about 200 acres of manuka.

The fences are all in good order, and are erected with totara and matai, all obtained on the property. There are seven wires and five posts to each chain of fence. The paddocks are all numbered as per tracing. The soil is fair to good, with a little native grass showing through in places, but the majority of the land is in good English grasses, and in my opinion is in better heart than the adjoining property known as Kanakanaia. The buildings are all in first-class order, and with every convenience, also garden, orchard, sheep and cattle yards, dip, &c.

I recommend that the property be cut up into three sections, and offered under the optional system, the present tenant giving me to understand that he did not want any back unless as a whole. It must be understood that to do this successfully the land between the road and the boundary must be obtained from Messrs. Bloomfield Bros.

I valued the unimproved value of the run at £3 10s. per acre, and the improvements as follow:—

Improvements,—							£
House	...	...	...	...	...	...	400
Whare	...	...	...	...	...	...	30
Shed	...	...	...	...	...	...	10
Woolshed	...	...	...	...	...	...	200
Yards (three)	...	...	...	...	...	...	50
Dip	...	...	...	...	...	...	50
Fencing, 15½ miles	...	...	...	...	...	...	1,085
Grassing, 2,000 acres	...	...	...	...	...	...	5,500
" 500 "	...	...	...	...	...	...	1,000
" 500 "	...	...	...	...	...	...	500
							8,825
Unimproved value,—							
3,000 acres at £3 10s.	...	...	...	...	...	...	10,500
358 " £1	...	...	...	...	...	...	358
							10,858
Capital value,—							
Improvements	...	...	...	...	...	...	8,825
Unimproved value	...	...	...	...	...	...	10,858
Grand total							19,683

I. S. SIMSON, Valuer.