

1885.
NEW ZEALAND.

CROWN LANDS FOR FUTURE SETTLEMENT.

(STATEMENT OF AREAS AND LOCALITIES.)

Presented to both Houses of the General Assembly by Command of His Excellency.

MEMORANDUM for the Hon. the MINISTER of LANDS.

REFERRING to the question of opening Crown lands for future settlement, the accompanying statement of areas and localities will show in what direction efforts should be made to keep up a supply of suitable Crown lands for selection in districts throughout the colony,

General Survey Office, Wellington, 20th July, 1885.

JAMES McKERROW,
Surveyor-General.

CROWN LANDS already AVAILABLE for SETTLEMENT, or which could easily be made so by Survey and opening of Road-lines.

| AUCKLAND. | | Acres. | |
|--|----|---------|--|
| 1. North of Hokianga .. | .. | 20,000 | Hilly bush land, with good valleys, very well adapted for fruit-growing and dairy-farms, from twelve to twenty miles from Herd's Point, Hokianga, by bridle-track, which could be made a good dray-road. Steamer once a week from Herd's Point to Auckland. |
| 2. Head of Kaihu Valley, Maunganui Bluff, and Waiuku plateau | | 100,000 | About 8,000 acres open, the rest bush with some valuable kauri. The most accessible part of this country, including the open, is withheld for the purpose of being given to the promoters of the Kaihu Railway from Dargaville. The country is very well adapted for small settlers. The open country is surveyed, and a good bridle-track is formed through it, on grades which will admit of widening track into dray-road. This country would have been settled on two years ago, had the land not been withheld for railway. |
| 3. Between Kawakawa and Whangarei | | 100,000 | A fine extent of open and wooded country, includes the extensive and valuable kauri forest of Puhipuhi. A good road, recently formed runs through from Whangarei to Kawakawa. Gum-digging is a principal industry. There is room for a large accession of settlers in this district, which is particularly well adapted for fruit-growing. |
| 4. West of Huntly and Churchill, Waikato | | 100,000 | Hilly bush country, suitable for settlers occupying 50 to 600 acres; road-lines surveyed in from Huntly and Churchill, and bridle-tracks formed. A few thousand acres surveyed, and settlers gradually going in. |
| 5. South of Maketu and in and towards Rotorua | | 50,000 | Open fern country, 20,000 acres surveyed, and cart-road formed through land; land suitable for holdings of 100 to 1,000 acres. It is all withheld at present, and for the last two years, in connection with proposed Tauranga-Rotorua Railway. |
| 6. North of Gisborne, Waimata and Arikahi | | 40,000 | Open and woodland country, very well adapted for arable and pastoral farms of about 600 acres and upwards. Road formed into the Waimata Block, but not into the Arikahi. |
| 7. South of Gisborne, on road-line Gisborne to Wairoa, Hawke's Bay | | 40,000 | Open country with bush in gullies, about one-fourth suitable for farms under 300 acres, remainder in larger holdings up to, say, 2,000 acres. Several thousand acres surveyed and now open for selection. |
| Total for Auckland .. | | 450,000 | |
| TARANAKI. | | | |
| 8. Near Opunake, Eltham Road | | 20,000 | Level bush land, from six to fifteen miles from Opunake by a level line of road, which requires more formation for winter-traffic. The land is at present withheld for special settlements. |
| Behind Mount Egmont and mostly east of railway-line, and in the Waitara Valley | | 100,000 | Bush land, very well adapted for small settlers, but requires roads to open it out. |
| Total for Taranaki .. | | 120,000 | |

CROWN LANDS available for SETTLEMENT, &c.—*continued.*

| | | Acres. | |
|--|--|---------|---|
| HAWKE'S BAY. | | | |
| 10. Tautane Bush and other Crown lands adjacent to railway | | 80,000 | Tautane Bush, situated in south-east corner of Hawke's Bay, is a hilly bush country, on limestone, excellent soil, but, on account of broken irregular surface, better adapted for grazing-farms than for cultivation. About 20,000 acres now under survey. Road-formation also in hand. Will be readily taken up when offered. |
| 11. Border of Hawke's Bay and Auckland | | 20,000 | Fern country with patches of bush. About 16,000 acres surveyed into sections of about 1,000 acres each. Suitable for small sheep-farms. Rather inferior. |
| Total for Hawke's Bay | | 100,000 | |
| WELLINGTON. | | | |
| 12. From Masterton to Woodville, taking in country east and west | | 200,000 | Bush land of excellent quality, very well adapted for small settlers. A good deal has been done and is still in progress in connecting the back blocks with main road and railway, by opening out cross-roads. This land is now being rapidly taken up. |
| 13. Along line of Wellington-Manawatu Railway | | 60,000 | Well adapted for small settlers, mostly bush. The disposal is in the hands of railway company. |
| 14. Wanganui Harbour Endowment and adjacent Crown lands | | 20,000 | Bush land, suitable for small settlers if more opened out by roads. The endowment land is disposed of by Land Board according to Land Act. |
| 15. Wanganui District.. .. | | 20,000 | Rugged bush land, good soil, adapted for cattle- and sheep-farms. About 10,000 acres surveyed; roads much wanted. |
| Total for Wellington .. | | 300,000 | |
| NELSON. | | | |
| 16. Hanmer Plains | | 1,760 | This is the hot-springs reserve; it contains 2,560 acres, but 800 acres is leased to Mr. Fry, of the accommodation-house. The land will do very well for small dairy-farms once the railway is made to the Red Post, and the springs become, as they soon will, a place of great public resort. |
| 17. Tadmor Valley | | 10,000 | Good bush soil, surveyed and opened out by road; would be readily taken up by sons of old settlers, but it is withheld for East and West Coast Railway. |
| 18. West Coast: the country between Grey Valley and Teremakau, and to the north and east of Lake Brunner | | 30,000 | Level or slightly undulating woodland country, good soil, but very sodden in places with wet; suitable for cattle- and dairy-farms. Reserved at present for East and West Coast Railway. |
| Total for Nelson .. | | 41,760 | |
| MARLBOROUGH. | | | |
| 19. Rai Valley and its tributaries | | 10,000 | All bush, but good soil, and very well adapted for small dairy- and cattle-farms; requires opening by roads. |
| CANTERBURY. | | | |
| 20. Between Hakateramea and Waihou | | 10,000 | Excellent grass-land, suitable for sheep-farms from 500 to 2,000 acres. Altitude from 1,500ft. to 3,000ft. |
| 21. Mackenzie Country.. .. | | 100,000 | Open grss-land, good soil, grows oats and root-crops well. Altitude from 1,500ft. to 2,000ft. Would do in dairy- and stock-farms from 200 to 2,000 acres. |
| 22. Oxford and Waimakariri .. | | 10,000 | Good open grass-land, well suited for farms of 200 to 300 acres; about 2,000 acres recently taken up on deferred-payments. The drawback hitherto to the occupation of this country was the want of water, but that has in great measure been removed by water-race from Eyre River, constructed at a cost of £3,500. |
| 23. Upper Ashley and Kuku Pass | | 30,000 | Well-grassed valleys and hills, suitable for sheep-farms of 500 to 2,000 acres. |
| 24. Blocks of unsold land along south side of Hanmer River, and near Wairaki from sea inland forty miles | | 30,000 | Open country, hilly, but good soil; would do very well for sheep-farms of 500 to 2,000 acres. Partly surveyed. |
| Total for Canterbury .. | | 180,000 | |
| OTAGO. | | | |
| 25. Tautuku Forest and open country on Waikawa River | | 100,000 | This extensive country has a frontage of forty miles to the coast-line, and has two very fair harbours for coastal steamers, Waikawa Harbour especially being both very safe and commodious. Catlin's River is also a good harbour for saw-mill and district trade. The settlement of Tautuku and Waikawa has been neglected principally because there has hitherto been so much open land to choose from; but attention is now being turned to it, and some opening-up has recently been done by roads. The country is alternate ridge and valley, and would do very well for cattle- and dairy-farms, and for fishermen on the coast, as, in addition to the harbours mentioned, there are several boat-harbours. |
| 26. Nenthorn and Strath-Taieri, and Deep Dale Run (part of) | | 80,000 | Well-grassed land, from 600ft. to 2,000ft. altitude, well adapted for farms from 200 to 5,000 acres—one-half for agriculture, and the other half for pasture. This country has been shut out from Dunedin and the coast by intervening hills. On the opening of the Otago Central Railway it will only be from forty to fifty miles from Dunedin by rail. |

CROWN LANDS available for SETTLEMENT, &c.—*continued.*

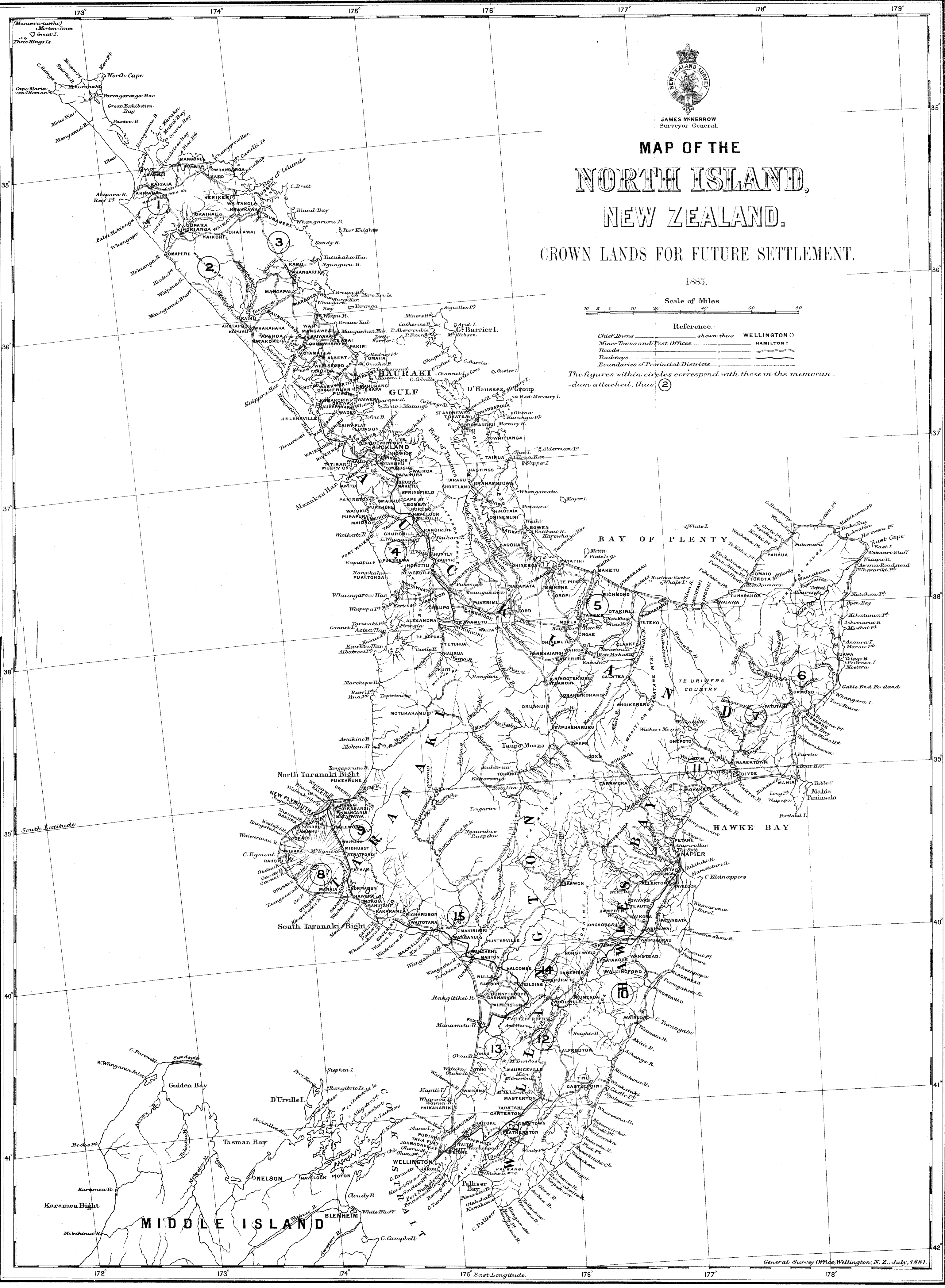
| OTAGO— <i>continued.</i> | | Acres. | |
|--|--|---------|--|
| 27. Upper Taieri or Maniototo Plain (level and upland) | | 150,000 | Open grass-land, at present held in runs which can be resumed for settlement on twelve months' notice. Altitude of plain 900ft. to 2,000ft. Cereal and root crops grow well. 10,000 acres at present open for application on settlement conditions. It would be premature to open more land until Otago Central Railway is extended to the plain. |
| 28. Ida, Manuherikia, and Upper Clutha Valley | | 250,000 | Similar country to the above, and also held on pastoral lease: should not be opened until country is more advanced. About 20,000 acres of it surveyed and now open for selection on settlement conditions. |
| 29. Primary Education Reserve, Waikaia | | 210,000 | All excellent country: one-third good agricultural land, of which about 30,000 acres taken up in farms of 50 to 600 acres; two-thirds pastoral. 9,000 acres surveyed, and very well adapted for arable farms of 50 to 300 acres. Land much inquired for, but the School Commissioners and Government have not yet agreed as to how it should be offered. |
| 30. Primary Education Reserve, Te Anau | | 70,000 | Open country, about 1,100 feet altitude; 20,000 acres suitable for agriculture, the balance of 50,000 acres rather gravelly and poor for cropping. At present too far from market for small settlers. |
| Total for Otago .. | | 860,000 | |
| SOUTHLAND. | | | |
| 31. Seaward Forest and adjacent Crown land | | 30,000 | About 20,000 acres very well adapted for small settlers. Nearly all bush, and convenient to railways and roads. |
| 32. Near Centre Hill and Oreti River | | 10,000 | Open country, surveyed, and now being taken up on settlement conditions. |
| 33. Dean Forest, west of Waiau and fronting coast-line | | 100,000 | This is all forest, but very suitable for settlement so far as soil is concerned, but it requires opening up by roads, and the Waiau River would have to be bridged. The land is in the Otago Land District, but is in Southland County. |
| Total for Southland .. | | 140,000 | |

SUMMARY.

| | | | | | |
|----------------------|-----|-----|-----|-----|----------------|
| Auckland ... | ... | ... | ... | ... | 450,000 acres. |
| Taranaki ... | ... | ... | ... | ... | 120,000 " |
| Hawke's Bay ... | ... | ... | ... | ... | 100,000 " |
| Wellington ... | ... | ... | ... | ... | 300,000 " |
| Nelson ... | ... | ... | ... | ... | 41,760 " |
| Marlborough ... | ... | ... | ... | ... | 10,000 " |
| Canterbury ... | ... | ... | ... | ... | 180,000 " |
| Otago ... | ... | ... | ... | ... | 860,000 " |
| Southland ... | ... | ... | ... | ... | 140,000 " |
| Total for colony ... | ... | ... | ... | ... | 2,201,760 " |

Westland and West Coast (North Island) have not been included, as there are no blocks of land in either district so expressly suitable for settlement as to require definition.

JAMES MCKERROW.



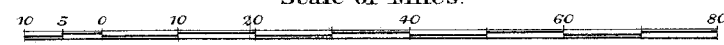
JAMES MCKERROW
Surveyor General.

MAP OF THE NORTH ISLAND, NEW ZEALAND.

CROWN LANDS FOR FUTURE SETTLEMENT.

1885.

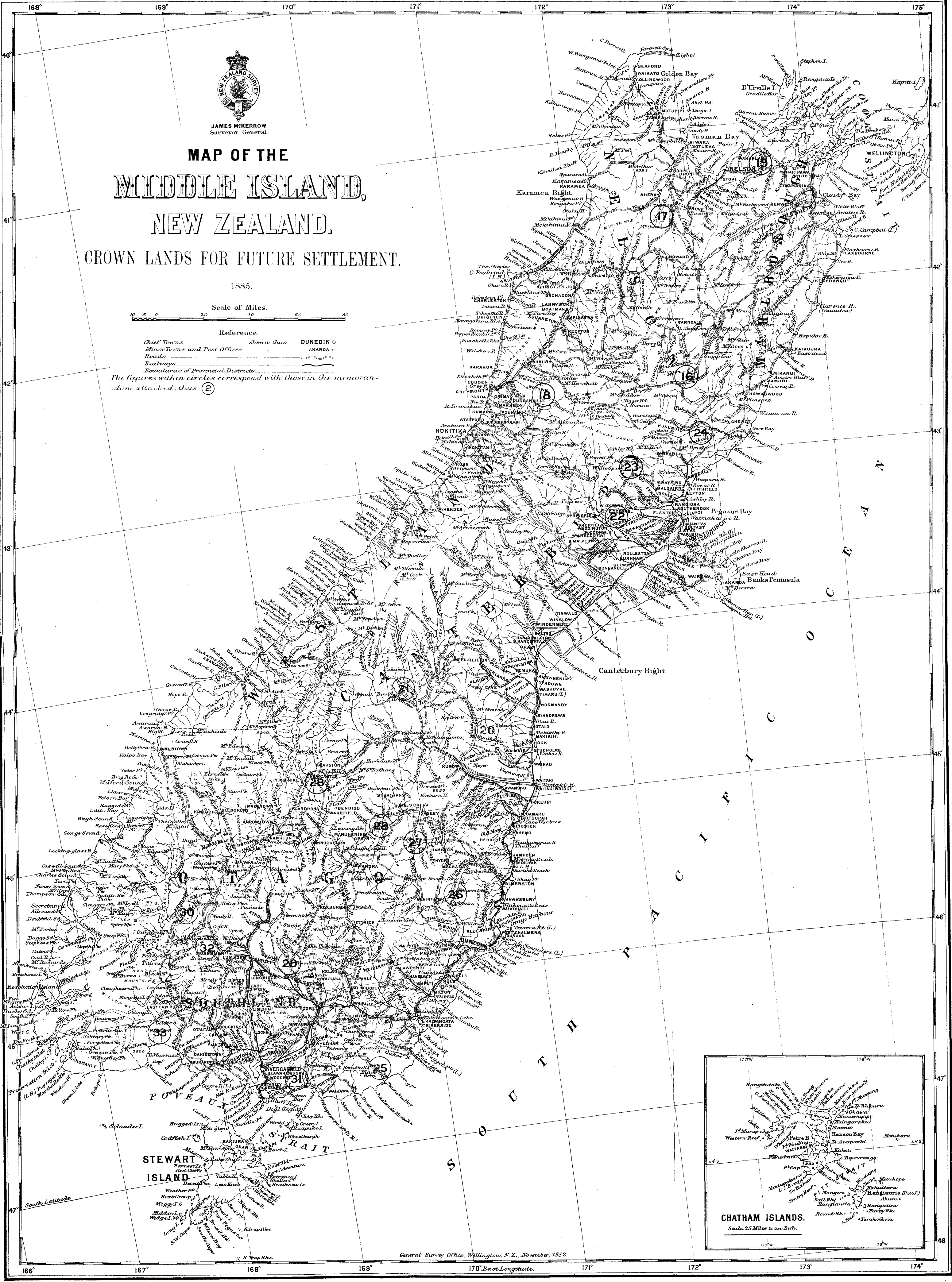
Scale of Miles.



Reference.

- Chief Towns shown thus WELLINGTON ○
- Minor Towns and Post Offices HAMILTON ○
- Roads
- Railways
- Boundaries of Provincial Districts

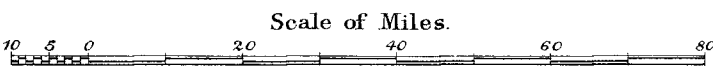
The figures within circles correspond with those in the memorandum attached, thus ②



JAMES MCKERRROW
Surveyor General.

MAP OF THE
MIDDLE ISLAND,
NEW ZEALAND.
CROWN LANDS FOR FUTURE SETTLEMENT.

1885.

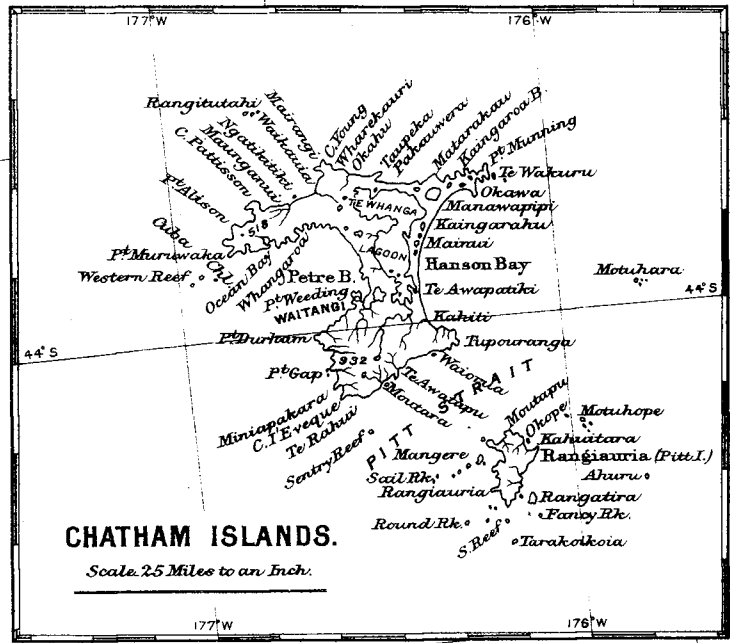


Scale of Miles.

Reference.

Chief Towns shown thus **DUNEDIN** ○
Minor Towns and Post Offices **AKAROA** ○
Roads ————
Railways ————
Boundaries of Provincial Districts ————

The figures within circles correspond with these in the memorandum attached, thus (2)



CHATHAM ISLANDS.

Scale 25 Miles to an Inch.

