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GOVERNMENT GAZETTE,
(PROVINCE OF WELLINGTON).

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HENRY BUNNY,
PROVINCIAL SECRETARY.

VOL. XXI.

THURSDAY, JUNE 11, 1874.

No. 16.

Report of Mr. Calcutt on the Selection of Blocks of Land to be set apart for Special Settlements in the Province of Wellington.

Wellington, 28th May, 1874.

SIR,—

Referring to the letter of His Honor the Superintendent of Wellington of date 24th April last to yourself, relative to setting apart land for immigrants, and to your answer thereto of 29th April, which letters you did me the honor to request me to peruse, and referring also to your verbal instructions to me to report on the general nature of the land to be shown to me by some officer to be appointed by the Provincial Government of this Province, I have the honor to state that, accompanied by J. G. Holdsworth, Esq., Crown Lands Commissioner for the Province, and Mr. A. W. Carkeek, of the Provincial Survey Staff, I travelled from Wellington *via* Featherston, Greytown, and Masterton, through the Wairarapa to the commencement of the Seventy Mile Forest; thence to the Scandinavian settlement at Mauriceville, on to the Manawatu River; thence through a portion of the Napier Province to the Manawatu Gorge (crossing which river at this point this Province is again entered), and on to the town of Palmerston, and to report as follows:—

1st. That with the exception of two open plains of about 800 acres and 400 acres respectively, situate in the Manawatu-Wairarapa No. 3 Block, the whole of the country pointed out to me is dense forest.

2nd. That from the commencement of the Seventy Mile Bush (nine miles from Masterton), forty miles of which are in this Province, the whole of the land may be said generally to be of very good soil—the greater portion excellent—while some of it, in my opinion, is as good as possibly can be found anywhere, or can in any way be desired, consisting, as it does, in a material degree, of deep loam, resting on limestone. The general outline and contour of the country is excellent for the purposes of settlement, possessing every necessary advantage of water supply, and for the making of good roads, and with the single exception of the land being at present heavily timbered, I can imagine no piece of country better fitted for the settlement of a large number of persons. That such will be the case, and that too within a comparatively short time, if the lands are judiciously opened up, I have no doubt whatever.

3rd. The timber in the forests consists mainly of Black, Red and White Pines, Totara, Rata, Tawa, and Hinau. This timber, so soon as roads and railways permeate through the country, will of itself be of considerable value, and should if possible be saved from the universal destruction going on in the few settlements already existing. I am aware that the practical solution of a large question of this kind presents difficulties; nevertheless I think some plan might be devised to save so large and valuable a portion of the Crown property. The day is not far distant when the timber now growing on these lands would, properly utilized, realize millions of pounds sterling. I venture respectfully to outline my view on this matter for any consideration you may deem it entitled to, believing, as I do, that under proper regulations the expenditure to be incurred in making roads and railways through this fine portion of the country would be nearly if not wholly recouped by the sale of the timber growing thereon, and thereafter the land sold by the Crown for as high or possibly, in some instances, a higher price than it would now realize. In the province of Canterbury lately, bush land realized £40 sterling per acre. I am quite sure that no private person or Corporation would part with the land at a nominal price with the knowledge that hundreds of thousands of pounds sterling would be lost by the wholesale destruction of these splendid forests. Another question during my journey presented itself to my mind, namely, seeing that the railway to Masterton is now under authorization, and parts thereof under contract, I venture to point out how desirable it would be to, if possible, make the present partially newly formed main road (known as Munro's track) a Railway or Tramway at once, instead of, as contemplated, a metalled road. The formation now making by the General Government would, I have little doubt, with some slight alteration, be available for rails, and the bridges also, while the cost of metalling the roads (not yet done) from the scarceness of stone along the road would go far towards the cost of rails, and the extra value thus given to this naturally splendid piece of country would in my opinion, in which opinion I am heartily seconded by Mr. Holdsworth, be very considerable to both sellers and purchasers. No piece of country in New Zealand that I have seen deserved a Railway better than this.

4th. In the absence of a proper Survey of the Country it is impossible for me to give in this Report exact boundaries of the lands proposed to be selected, indeed to do this with minuteness and great care, through a virgin forest, would entail the employment of a somewhat large staff of Surveyors, Linemen, and others, and at least from three to four months of time in a different season of the year to that of nearly mid-winter; but so satisfied am I from personal observation of the general character and formation of the country through which we passed,—together with information given to me by Mr. Holdsworth, Crown Lands Commissioner; Mr. Baker and Mr. Morrow, General Government Surveyors; Mr. Monro and Mr. Stewart, Engineers in the Public Works Department of the General Government; and Mr. A. W. Carkeek, of the Provincial Survey Department, (to all of whom I tender my thanks for the hearty manner in which they supplied the information in their power),—that I have no hesitation whatever of assuring you that, subject to the surveys being made either as I may direct, or, which I should much prefer, under the immediate direction and supervision of Mr. Heale or other competent officer of Survey under the General Government, sixty thousand acres of good land can be got within the limits of the line colored blue on the plan herewith, and twenty thousand acres from between the Oroua and Pohangina rivers, adjoining on the one side the Feilding block, and running between the two rivers until the area computes to twenty thousand acres. This piece of land is not on the plan herewith. It is not necessary, as the description here given is sufficiently concise as direction for the survey. In mentioning one block of sixty thousand acres as a portion of the eighty thousand, instead of three blocks of twenty thousand each, I apprehend no objection will offer itself. This course has been forced upon me in the present state of the non-survey of the country, but if any importance be attached to this point the permanent survey can be so arranged as to make the matter coincide exactly with the terms of the letters upon which this report is based. The country included within the blue color on the plan exceeds to a considerable extent the area required; indeed some part thereof has been sold to the Scandinavians, and possibly other persons, while there are also a few Native Reserves therein. This large area has been taken by me simply to give to the Crown Surveyors ample margin to insure a selection of sufficiently level and undulating lands as shall equal what I have described. After survey the excess will revert to the Province.

More than this cannot in the mean time be done.

I have, &c.,

(Signed) THOMAS CALCUTT.

The Hon. the Minister for Immigration,
Wellington.

Return of Lands Sold and Deposits Received—continued.

District.	Purchaser or Applicant.	Land Selected or Applied for.	Contents.			Payments.				Remarks.		
						Cash.		Scrip.				
			A.	R.	P.	£	s.	D.	£	s.	D.	
Manawatu	Wm. Bramley ...	Rural Section 484,	100	0	0	40	0	0	...	Deferred Payments		
	John Manson ...	" 549 and 552	200	0	0	50	0	0	...	"		
	Philip Moeller ...	" 547 and 548	200	0	0	65	0	0	...	"		
	Alexr. Crowe ...	Suburban Section 971,	4	1	0	...	...	...	30	0	0	"
	F. W. Hodder & others	" 954, 955, 1077, and 1084, Palmerston	19	2	2	10	0	0	90	0	0	"
	M. Henaghan ...	Allotment 85, Palmerston	20	0	0	20	0	0	...	"		
	D. Scott ...	Suburban Section 960, Palmerston	4	2	28	...	...	...	30	0	0	"
	B. Smith ...	Sections in Palmerston	...	...	...	36	0	0	...	Auction Balance		
	R. J. Duncan ...	" "	...	...	...	39	0	0	...	"		
	F. Toomath ...	" "	...	...	...	134	10	0	...	"		
	Wm. James & another	" "	...	...	...	23	0	0	...	"		
	H. S. Harrison ...	" "	...	...	...	13	0	0	...	"		
	W. W. J. Spreat ...	" "	...	...	...	64	10	0	...	"		
	Peter Manson ...	" "	...	...	...	251	10	0	...	"		
	H. S. Palmerson ...	" "	...	...	...	22	10	0	...	"		
	J. R. Brown ...	" "	...	...	...	57	10	0	...	"		
	Thos. Moffatt ...	" "	...	...	...	24	10	0	...	"		
	Thos. Buchanan ...	" "	...	...	...	49	10	0	...	"		
	W. T. L. Travers ...	" "	...	...	...	234	18	0	...	"		
	W. B. Rhodes ...	" "	...	...	...	841	10	0	...	"		
W. M'Dowell & others	" "	...	...	...	26	0	0	90	0	0	"	
A. P. Stuart ...	" "	...	...	...	134	10	0	...	"			
J. T. Stewart ...	" "	...	...	...	135	0	0	...	"			
J. M'Carthy ...	" "	...	...	...	102	0	0	...	"			
J. D. Baird and others	" "	...	...	...	54	10	0	30	0	0	"	
W. H. Reeve ...	" "	...	...	...	1	0	0	...	"			
J. Risk ...	Rural Section 44, Sandon	...	...	...	31	6	9	...	Special Settlement			
H. Olssen ...	Allotments 49, 50, Palmerston	...	...	...	8	0	0	...	"			
E. F. Charles ...	" 42, 43,	...	...	...	14	3	3	...	"			
P. Cavanagh ...	" 23,	...	...	...	10	0	0	...	"			
Wairarapa and East Coast	T. C. Williams ...	Pastoral Sections 19, 20, 21, 22, 23, 25, 26, and 27, Rangitumau Block	2038	0	0	509	10	0	...	"		
Totals			4145	1	0	4501	17	0	960	0	0	

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