

New Zealand Company Local and general letters received - 1844

Archives NZ Wellington Reference AAYZ 8990 NZC 108/1/5

No.1 Letter dated 06 Jan 1844 Henry St Hill, Wellington to Colonel William Wakefield

Sir, The bearer, Mr Wilson, the contractor for erecting the New Gaol on Mount Cook being entitled to the balance on the amount of his Contract has been greatly inconvenienced from my not being in funds from the Government to meet his demand. Should you be enabled to accommodate him with a sum this day to meet his immediate necessities I hereby undertake, with his sanction to withhold the amount advanced by you, and so account to you for the same.

No.2 Letter dated 08 Jan 1844 Archibald Anderson, Wellington to James Kelham, Esq.

Sir, In answer to yours of the 6th regarding the provision of rations for the next three months ending 31st March 1844 I beg to state we will supply flour at 3d a pound and sugar at 3d a pound for the above period. I remain your obedient servant, Archibald Anderson for Anderson & Rowand.

No.3 Letter dated 08 Jan 1844 Hort & Mocatta & Co., Te Aro to W. Wakefield, Esq.

Dear Sir, We extremely regret our inability to have liquidated your claim against us as regularly as we could have wished and more, sir, that you should have had occasion to have addressed our Mr Mocatta on the subject, we beg to propose the following mode of settlement which we trust will prove satisfactory viz to pay the sum of £60 or thereabouts on or before the 10th February, leaving a balance of £100 for which we will then arrange.

No.4 Letter dated 15 Jan 1844 Allan O'Neill, Auckland to Colonel William Wakefield

Sir, I must respectfully trespass on your invaluable time by stating that I paid my passage to New Plymouth in the 'Timandra' where (agreeable to Mr Woolcombes promise to me) I was employed as a surveyor till the reduction of that department. Mr Bell (who has some knowledge of my abilities from Mr Ligar the Surveyor General) desired me to make application to you for employment here, either as surveyor, or superintendent of Publick Works, or anything, where manual labour was not required. I would urge my request by stating that salary is not so much my object as constant employment from my practical knowledge (being for a series of years employed on the Ordnance Survey and Rail road department). I feel confident of giving satisfaction if favoured with an Appointment. My discharge from Mr Carrington and other testimonials if required will be found highly satisfactory.

No.5

[1] Letter dated 26 Jan 1844 Messrs Few, Hamilton & Few, Covent Garden, London to Colonel William Wakefield

[2] Power of Attorney dated 23 Jan 1844 Messrs Few, Hamilton & Few to Messrs William Wakefield and Alfred de Bathe Brandon to recover debts &c and to act in New Zealand

No.6 Letter dated 19 Jan 1844 Hort & Mocatta & Co. to James Kelham

Dear Sir, At the request of Mr Campbell we beg to state that we received the Cheque of... drawn by the Bishop of New Zealand in favour of Mr Wicksteed from Mr _ Brown of Terawiti for goods forwarded to him.

No.7 Letter dated 01 Feb 1844 Francis Dillon Bell, Wellington to Colonel William Wakefield

My dear Colonel Wakefield, As I am unable to complete the Official Report of my proceedings at Auckland before leaving in the 'North Star' tomorrow, I write this letter in the meanwhile, to enable you to acquaint the Company with the results of my work . Captain Fitzroy's arrival effectually unsettled the arrangements that had been made about the Company's Lands. Since my last letter to you, and before my departure from Auckland for the River Thames on a Country land expedition, I applied under the terms of the agreement of May 1843 for the whole of the Town lands and all the Suburban lands which I had at that time selected: and Mr Shortland (who had long before promised me to sanction any selection that should not be opposed by the Surveyor General) advertised the same for sale in a Proclamation which appeared in the Government Gazette of 20th December. The land I had chosen in the town, when it had been surveyed accurately, I found contained 104 acres and odd perches, instead of only 100 acres, which would have been the amount the Company are bound to take, namely £10,000 worth at £100 an acre: but as I could not diminish it without some disadvantage, I decided to retain the excess. At the same time, I wish the Company had not been obliged to take so much as £10,000 in the town: one half or two thirds that quantity would have given them good land, while now, much of what is unsold in Auckland is worth nothing like £100 an acre, and the rest, from its position, will likely never sell unless a very large population should settle in the Northern Districts.

Of Suburban Land I had selected about 380 acres, which comprised all that I could induce myself to choose out of about 1600 acres surveyed on the southern shore of the Waitemata. It had been my wish to select a block of suburban lots laid out on the North shore, and I asked Mr Shortland to allow me to do so at £2 per acre, the price of which they had once before been offered to the Public but he refused to comply with this request, unless I should accede to taking the £5 per acre fixed in the agreement as an average price, and pay £20 an acre for some suburban land if I obtained the North shore lots at £2.

Of Country land I had not selected any before leaving for the Thames, or I should rather say, I had not applied for any to be put up to auction, for the following reason. Certain lands on the East bank of the Tamaki, and others in a District called Papakura (on account of my visit to which I sent you by the 'Mandarin') had been advertised by the Government as open to the selection of Land claimants who had received grants from the Crown, and who might choose to avail themselves of Lord Stanley's permission to select land in the vicinity of Auckland in lieu of retaining that which they had originally purchased from the Natives:- and although I had quite made up my mind to take some land at the Tamaki, and probably some in the Papakura District, I did not accounce this, because I thought it most probable that the Land Claimants, if they heard the Company were going to locate there, would pour in and select too – an event that would not tend to increase the value of the Company's Land, since the Claimants were offering their land at sums varying from 2s 6d to 15s per acre. But they had only to the 31st December to send in their applications to exchange land: and as I was very desirous of visiting the Thames, where Mr Shortland had pointed out to me a large tract of country which he described as fit for immediate settlement, I decided to proceed thither, in the expectation that when I returned to Auckland very few claimants would have applied to exchange, and that then I could acquire the lands I wanted on the Tamaki by private contract, and have the Papakura land, in the event of my taking none in the Thames, put up to auction. I should mention, that when I left Auckland only about 7000 acres were marked on the plan as surveyed East of the Tamaki, and that when I returned I found a number of additional surveys were completed, and nearly 20,000 acres more described on the Plans.

Foul winds before reaching the entrance of the Thames, and an accident to my boat, detained me away longer than I had wished or expected: and I did not get back to Auckland for a fortnight after the Governor's arrival. When I reached it however, I learnt from the Surveyor General that His Excellency had reserved the best part of the Lands I had selected in the town, and had withheld from sale the Lands on the Tamaki. I of course waited immediately on

Captain Fitzroy: and he announced to me that a portion of the land I had chosen in the town, comprising about 20 acres, was to be reserved for a site for Barracks and Military works, and that the Engineer Officer had requested him to reserve even more, for a Promenade and Recreation Ground. With regard to the Country Land, it was also true that he had withheld the Tamaki Districts. This formed part of a block purchased from the Natives by Mr Fairburn (lately a catechist of the Church Missionary Society) which, under the old regulations reverted to the Crown after deducting the 2560 acres for which he is to receive a Crown Grant: but Captain Fitzroy thinks it unjust to assume this land, and intends returning it to the natives from whom it was purchased. I say "intends", because in consequence of a large sum of money, about £4,000, having been spent in surveying there, it is most probable he will alter his mind and retain it, or at any rate all that has been laid out by the Surveyor General.

I also learnt from His Excellency that some of the suburban land which I had chosen had been applied for by private persons before my arrival at Auckland, who intended purchasing the same whenever it should be put up to auction; and that the lots so situated would be reserved from the Company's selection:- that is, that the Company would not be permitted to select them with other lots to be put up together, although there would be no prohibition against their bidding for them at auction separately. Fortunately none of these lots of which there are only five or six, comprise very valuable sites, and I yielded with "a good grace" to the Governor's decision. I did so more particularly, because upon my renewing to him the application I had made to Mr Shortland to be allowed to take the Suburban Lots surveyed on the North shore of the Waitemata (as I have mentioned above) he immediately acceded to my wish, and notwithstanding the opposition of the Surveyor General, whom I had vainly endeavoured to convince of the fairness of the transaction permitted me to bid for them on the part of the Company at the auction and to acquire them at £2 per acre, the upset price, if no higher offer were made. I wished that these Lots should have been excluded from the appellation of "Suburban", on account of their being over the water and so not more valuable than ordinary rural lots; and you will remember that although the Land Sales Act fixes 5 miles from the nearest point of a town as the limit within which everything is to be suburban Land, there is a proviso empowering the Governor to exclude Lands which he might not consider to possess much additional value from being within that limit. But Mr Ligar refused to listen for a moment to my desire, and I was fearful of losing the substance by snatching at a shadow, if I brought the matter officially before the Governor.

When Captain Fitzroy had expressed his determination to come down to the south, I was persuaded that it would serve no purpose for me to remain in Auckland a day after his departure, and I accordingly decided to return hither in the 'North Star', which brought down His Excellency. Before leaving, however, I was very anxious that the exact quantity of land which he proposed to reserve in the town for military works, should be laid down on the plan: but it was only the day we sailed that the matter was finally settled. Mr Ligar undertook to send down by the Government Brig a plan showing the alterations, in order that I might have handed it to you together with the Plan (which I showed you) of the Selections I originally made; as well as two or three tracings which would illustrate the account I have to give you officially of the Country I visited:- but the 'Victoria', which arrived this morning, has not, I regret to say, brought these, unless indeed Mr Bennett the Engineer Officer has them, and he is only likely to have the one shewing the alterations in the town.

To sum up: matters are in the following state.

1st I had selected 104 acres in the town, and they were advertised for sale by Mr Shortland: Captain Fitzroy has reserved a considerable quantity and certainly the best part, and in the meanwhile only 60 acres have been advertised for sale on the 31st January, leaving the remainder to be put up hereafter. In my official Report I shall be prepared to recommend the site where the balance of the 100 acres which the Company is bound to take might be had as soon as the exact quantity reserved by the Governor is ascertained.

2nd I had selected about 380 acres of Suburban lots, which also had been advertised for the 29th January. With these the Governor has not interfered, excepting a few lots which I have said had been previously applied for, and the whole quantity now is 358 acres, which will be put up together in one lot or parcel at £5 an acre, on the 31st January. In addition to these 358 acres the Company will also get about 1400 acres on the North Shore at £2 per acre: not first rate land it is true but comprising some really valuable lots, particularly those near the inland Lake, and possessing the advantage of forming part of a fine tract which can at any time be purchased by the Company if they should see fit.

3rd I had decided to take at least 7000 acres of Country Land on the East side of the Tamaki before I left for the Thames; and when on my return I found that nearly 20,000 acres, more had been marked out on the plan (the particular lots of which I had not seen though I could form a good opinion of the Country generally) I should have taken a good deal more. The Governor's decision to return these Lands to the natives, however, prevented my acquiring any of them before leaving Auckland; but I obtained his assent to the postponement of my selection of country land until his measures should be finally determined on.

4th My remaining in Auckland after the Governor's departure being of no practical use, I resolved to come down with him, and leave instructions with someone to attend the Land Sale on the 31st January, for the mere purpose of going through the form of bidding for the Company. I could not fix on any person for this service whom I thought so eligible as Mr W. S. Grahame, a merchant residing in Shortland Crescent and universally respected as far as I could learn. I accordingly requested him to attend for the Company in my stead, desiring that he would under no circumstances offer more than £100 an acre for the town sections, £5 for the 350 suburban acres that would be put up together, and £2 for the 1400 suburban acres on the North shore of the Waitemata. You will observe that if I had not taken the opportunity of the 'North Star' or the 'Victoria', I should, not improbably, have been obliged to wait a long time for a vessel, or to walk overland: while I had already been much longer at the Capital than I expected, and was most anxious to return speedily to my affairs at Nelson.

Although I have not space here to give you a lengthened account of my visit to the Thames, I cannot conclude this letter without any mention of it. I left Auckland on the 10th December, but strong easterly gales prevented my reaching Kopu, at the entrance of the river, before 8 days, during which time I was kicking my heels in the numerous islands on the way. From Kopu I reached Matamata, about 60 miles up, in a week, stopping wherever there offered an opportunity of exploration. The banks of the river are belted nearly all the way up by kahikatea forest, which extends more or less back into the plains on both sides. At the entrance are immense mud flats which prevent any but small boats from entering with safety: and for a long way up the soil is sand, and mud, and swamp, totally unfit for settlement. About 20 miles up I found the soil improved very much: and for 25 miles before reaching Matamata it is of exactly the same character, a fine brown loam with a sandy subsoil, which has been found to grow excellent wheat. I ascended several hills on the eastern shore, and looking west towards the river Piako, the country almost as far as the eye could reach was a plain, backed by a range of hills behind the last named river. Looking south, absolutely nothing could be seen above the horizon between the eastern and the western ridges, as the plain extends I believe nearly as far as Taupo Lake.

If Auckland had a large population, or if it were the interest and the intention of the Company to give it one, a settlement of a purely agricultural character at the Thames would answer very well. The water communication would enable the farmers to send their produce to the capital at a cheap rate; and the excellence of the soil (supposing a good site to be selected which could be done) would in all probability make theirs a profitable occupation by reason or large consumption at Auckland. But it is not a place in which to locate a new settlement from the Company which should be arranged in England. You would have no port, and consequently no valuable site for a town that should be ambitious to rival Auckland: consequently you would have to maintain Auckland as the port of deposit and outlet, and found your settlement as a farming one solely. But if you want to increase the importance of Auckland, why go to the

Thames? There is plenty of good land nearer the Capital, within road making as well as water communication, whereon to locate large bodies of settlers: I myself went over a tract that Mr Ligar estimated to contain 150,000 acres, the greater part very fair soil and pretty well watered and timbered. You may ask me why I went to the Thames – one reason I have given you before, and another was, that if there had been a port at the Thames and good land near, it would very likely have answered the Company's purpose to take all their Auckland-purchase Country land there, and locate a new settlement, which would have been quite far enough from Auckland to avoid the danger of "abstraction" of either capital or labour from the latter place. The Thames is to Auckland something as the Manawatu is to Wellington. In either case, if you poured in a body of farming men, the "cities" already established would buy the produce by means of coasters, and you would form no prosperous town.

In conclusion I have only to say, as far as I myself am concerned, that I greatly regret to have been obliged to return here without completing the work you gave into my hands. I think you will see from the foregoing brief account that if Governor FitzRoy had not, upon his arrival taken the steps he did in the reservation of the lands I have described, I should have had the gratification of acquainting you that the whole of the Company's purchase (with the exception perhaps of a little country land) had been chosen, and of enclosing you plans with their exact delineation, - instead of the mortification of reporting that not yet has all the town land been settled, and that I have not been able to choose any country land. At the same time annoyed as I have been personally by this reflection, I can see that the circumstances may be very productive of benefit to the Company. There is at present a quantity of excellent land, the finest indeed round Auckland, which the natives have hitherto refused to sell to the Government. They are now desirous to dispose of it, and under the arrangements which Captain FitzRoy appears to contemplate at this time, it may come into the Company's hands: if so, their Auckland purchase will most likely be remunerative in the long run.

No.8

[1] Letter dated 07 Feb 1844 C. Pharazyn, Wellington to Colonel William Wakefield

Sir, In reply to your agreeable communication of the 25th ultimo I beg to enclose the necessary document to enable you to make me an allowance in the Land Orders held by me, towards defraying the expense of Passage Money, for myself & family to this Settlement. I must again trouble you in this matter by requesting that you will convey to the Court of Directors of the New Zealand Company my sincere thanks for the liberal manner in which my application has been met and that I fully concur in the sentiments expressed by them viz that no construction is to be placed in this act of theirs on establishing a precedent in my similar case.

[2] Letter dated 07 Feb 1844 New Zealand Company Dr to C. Pharazyn

For an allowance of £60 per section towards the payment of the Passage Money of himself and family to New Zealand, on three preliminary Land orders purchased by him in London of Mr Frederick Boucher and since transferred into his name in the Books of the Company being Nos 465, 512 & 555 in the Company's First and Principal Settlement - £180.

[3] Letter dated 07 Feb 1844 William Stobo, Wellington

I hereby certify that Mr C. J. Pharazyn with his wife and family left the Port of London as Cabin passengers on board the bark 'Jane' whereof I was Master, bound to Port Nicholson, New Zealand, in the month of November 1840 and that the said Vessel arrived in safety at the latter Port on the 24th of May 1841 and that to the best of my knowledge and belief the sum of £200 was paid in London by the said C. Pharazyn as passage money solely for himself and family.

[4] Private letter dated 07 Feb 1844 C. J. Pharazyn to Colonel William Wakefield

My dear Sir, Having replied officially to your letter of the 25th ultimo I take the present opportunity of thanking you individually for the favourable result of my application to the Company as I am convinced that my success is mainly attributable to your good offices on this occasion. The allowance came at a most opportune moment and therefore I say again I most cordially and heartily thank you.

No.9 Letter dated 17 Feb 1844 Francis Dillon Bell, Wellington to Colonel William Wakefield

Sir, I have now the honor to submit to you the following Report of my proceedings at Auckland on the subject of the New Zealand Company's purchase of land in that District.

The enclosed copies of correspondence which took place between the Local Government and myself, explain the course that I adopted before and since the arrival of His Excellency Captain FitzRoy: but it remains for me to state to you the circumstances which occasioned that correspondence, as well as the results that attended my endeavours to fulfil the charge which you were pleased to entrust to me.

My first object was to select without delay the town land which the Company is bound to take in Auckland to the value of at least £10,000. After a thorough examination of every part of the town, I found little difficulty in deciding upon the selections I should make. I beg to enclose a plan showing the sites I chose; with a Description of them, which I have thought it better to write separately instead of inserting it in the body of this letter. On the 9th December, the Company's sections, which comprised about 103 acres, having been previously staked out, I applied to Mr Shortland to have them put up to auction; and a Proclamation for that purpose was published in the Gazette of the 20th December 1843 which you will find annexed to enclosure No.7 herein. I left Auckland the next day on an expedition up the River Thames; and on my return some days after the arrival of Captain FitzRoy, I learnt that His Excellency had reserved a large portion of the Town Land that I had selected, for a site for military works, and had issued another Proclamation (of which I hand you a copy) omitting above 40 acres for which I had applied. When I waited upon His Excellency on the subject, I found that the contemplated Reserve, though it turned out afterwards not to be so large as I had believed, yet embraced the most valuable part I had chosen, and in my opinion would much diminish the value of the remainder. I have marked on the enclosed plan the limits of the reserve in question, which were only finally settled the day before I left Auckland.

So soon as I had made up my mind as to the selections in the town, I proceeded to visit the suburban lands open to choice. The accompanying General Plan, describes the Suburban Lots surveyed on the South Shore of the Waitemata: of these about 1800 acres were open to the Company, but I have only chosen about 360 acres. I had applied for rather more than that amount on the 9th December, and the whole was proclaimed for sale in the Government Gazette of 20th December above mentioned: but certain parties having, previous to my arrival in Auckland, offered to purchase a few of the lots included in my selection whenever they should be put up, His Excellency the Governor on their representation decided to withhold these from the Company's general right of choice, and to put them up separately at a future time, so as to enable the parties referred to to bid for them. I did not, under the circumstances, object to this, the more particularly because I saw no chance of an objection being entertained.

On the North Shore of the Waitemata, immediately opposite to Auckland, a block of about 1500 acres of Suburban Lots had been laid out and put up to sale long since, at the price of £2 per acre: I was desirous of acquiring these, but as from their position they are certainly not worth £5 per acre, the price fixed by Lord Stanley for the Company's selections of 100 acres or upwards, I did not apply for them under the agreement, contending for the Company's right to bid for them separately at a Government sale, on the same terms as the public. I beg leave to refer you to the correspondence on this head, which ended in the Governor's assent to the right I wished to establish. I enclose herewith a Description of the Suburban Lands above referred to.

I visited several Districts for the purpose of selecting with as little delay as possible the £25,000 worth of country land which the Company engaged to take: and for a description of the land I went over, I beg to refer you to the enclosed Journals. From the first I wished if I could do so without disadvantage, to avoid taking a block under Clause XV of the Land Sales Act: for not only would it have ensured a large proportion of unavailable land, but the whole cost of interior survey would have been thrown on the Company. It seemed to me that the best way would be to wait for the completion of certain Government surveys, then in progress, and if possible to select all the Company's country land from the best available spots then laid open.

The first visits I made were to the East Bank of the Tamaki, and the Popakura District. In the first, the Government had completed at the time of my visit a survey of about 7000 acres, which was duly laid out on the Plans; besides that a further Survey of nearly 20,000 acres was in course of completion, towards the river Wairoa, which discharges itself into the gulf of Hauraki about 12 miles east of the Tamaki: and in the Popakura the Surveyors were cutting the lines of a considerable extent of land to be connected with the Tamaki and Wairoa Surveys. I was so well satisfied with the result of my examination of these Districts, that I was much tempted to select at once the 7000 acres of which the survey was already completed at the Tamaki, and make up the remainder at Popakura, requesting the Government to complete the survey there as quickly as was practicable so as to meet the requirements of the Land Sales Act, and to avoid taking a block. But the following considerations decided me to postpone my choice. In the first place, Mr Shortland had offered me to complete the arrangements for the purchase of a block of land in the River Thames, having Tauranga as its harbour, which the natives had purchased to sell to the Government, if the Company should determine to select their country land there: and I heard so much of the superiority of the Thames to any place yet opened for settlement, that I was unwilling finally to make up my mind not to take a block of country land without visiting that district. Secondly, the position of the land claimants under certain arrangements of the Home Government, seemed to call for some delay in my final choice. Lord Stanley had issued instructions to Mr Shortland directing him to permit such of the Land Claimants as should receive Crown Grants, to exchange the land so granted for other land in the vicinity of Auckland: and the two districts which I have mentioned were laid open to the claimants' selection in pursuance of a Proclamation in the Government Gazette of the 23rd November (which I have the honor to enclose herewith). It was very likely that if I had selected at once in those districts, a number of the claimants would have exchanged their land before the 31st December, the period within which it was necessary they should make their decision: their interest in doing so was at least obvious, and the Company's interest in the contrary not less clear. And in the third place, I wished to visit the further survey to which I have referred in the direction of the Wairoa, and which was to have been completed and marked on the plans in time for the Government Sale of the 19th December.

I accordingly started for the Thames, expecting to be back in Auckland before the end of the year, but very bad weather and contrary winds detained me longer than I had anticipated. On my return I was mortified to learn that the Governor had withheld from sale all the Lands surveyed on the Tamaki. These lands formed part of a block purchased from the natives by Mr Fairburn, and had long since become the property of the Crown in accordance with the then existing Regulations. His Excellency, however, announced that after satisfying the amount of any grant to be made to a claimant who originally purchased from the natives, the residue of the Lands comprised in his purchase would not be retained by the Crown, but would be restored to the aboriginal owners. If, therefore, I must have chosen all the country land immediately, I had only the alternative of selecting in the Popakura District, or in the plain of the Thames. The latter was out of the question, if only because the Governor informed me that it would be necessary for the Company to purchase the land in the first instance from the natives, to which I had no authority to consent and in the unfinished state of the survey in the Popakura, the Company would have gained nothing by hastening their choice, while they lost the chance of a better acquisition hereafter. I therefore obtained the Governor's consent to postpone the selection of any country land until his measures had been finally determined on respecting the native lands. If he decide not to return those on the Tamaki to the natives, any quantity of them can be purchased by private contract at the upset price at which they were put up in December.

I will now proceed to explain briefly the position of the Company's affairs in regard to this purchase at the time of my leaving Auckland. When I found that His Excellency the Governor had determined to come down to Cook's Straits, I considered that my remaining in Auckland any longer would be of no practical use, except for the form of attending the auction sale to complete the acquisition of the land he had allowed me to retain out of the selections I made. He had decided the questions relating to the Company's purchases as far as he thought proper to do so before his departure, and until his return I could do nothing more. Yet I should have remained to attend the auction, but that it was very uncertain when an opportunity would occur to return to Wellington by sea, H.M.S. 'North Star' and the Government Brig both sailing before the day fixed for the sale. In these circumstances I decided to appoint some person to attend the sale in my stead on the 30th January. I selected Mr W. S. Grahame, a merchant very generally respected in Auckland, for this purpose, and I left with him the Instructions of which I beg to enclose a copy.

When I left Auckland, then, the Government was about to issue a Proclamation advertising to be put up for sale on 30th January, the 86 acres remaining of my selection in the town after deducting the Government Reserve – 363 acres of Suburban Land on the South Shore of the Waitemata at £5 an acre, and about 1400 acres of Suburban Land on the North Shore of the Waitemata at £2 per acre. There remain to be taken 14 acres in the town to make up the £10,000 which the Company are bound to take, and the Company has still to select the £25,000 worth of country land for which they stipulated, as well as the £10,400 remaining to be taken in town suburban or country land. I cannot conclude this letter without expressing the disappointment it has been to me not to have been enabled to finish, consistently with the conviction of what was the right course to pursue, the purchase of all the Company's Land before leaving Auckland.

Had His Excellency the Governor not reserved the land he did in the town the Company would have possessed an estate there which, if not worth £100 per acre all round at the present time, would have been capable of great improvement, would have had considerable attraction for purchasers, and would have in all likelihood greatly increased in value as the settlement progressed. For I am persuaded that the selections I made comprised in the whole the best remaining sites in Auckland, and I may perhaps venture to refer to His Excellency's reservation for a proof of their general value: not indeed, that I claim any merit for my choice, for I believe the same would have suggested itself to any one who had taken the trouble to examine for himself without being prejudiced by the interested descriptions of others. And with respect to the country land, I could, had I been permitted, have selected without any difficulty the whole quantity to be taken by the Company: even after the reservations of the Tamaki lands I might have completed the transaction, if I had not been convinced that it would be injurious to the Company to hasten their choice while the Governor's measures were yet immature and uncertain.

I have some observations to address to you in reference to the sale which took place on the 30th January and the one advertised for the end of this month in the Government Gazette of 27th January: but I prefer making them the subject of another letter, and confining this one to the record of my own proceedings while at Auckland.

No.10 Letter dated 22 Feb 1844 Hort & Mocatta & Co., to Colonel William Wakefield

Dear Sir, Upon receiving from Mr E. J. Wakefield Bills drawn by himself on Mr E. G. Wakefield of London in liquidation of our claim against him we were promised that you would guarantee the amount in the event of anything occurring to prevent their being duly met. We therefore beg on the other side to annex you the particulars of the same for your guidance.

No.11 No such item found in the file

No.12 Letter dated 25 Mar 1844 Ridgway, Guyton & Earp, Wellington to James Kelham, Wellington

Dear Sir, We beg to inclose our account against Mr Simmonds, Manewatu amounting to £29 17s 3d for sundries purchased 22 Sep 1843 at six months which falls due this day. We also inclose a guarantee from Colonel Wakefield and Mr Halswell for payment of same within such period, and shall feel obliged by your procuring us a cheque for such amount.

No.13 Letter dated 29 Mar 1844 Ridgway, Guyton & Earp, Wellington to James Kelham, Wellington

Dear Sir, We beg to inclose our account for Provision supplied Mr James Watt on account of the Company and guaranteed by Colonel Wakefield. I shall be glad to receive a cheque for the amount.

No.14 Letter dated 29 Mar 1844 John Knowles to Colonel William Wakefield

Sir, The New Years Salaries being paid tomorrow I trust you will not deem it out of place, my suggesting the question of an increase of Salary for your consideration. You so well know how greatly the work has increased that it would be needless to mention it, and I believe you are aware that extra payment for night work has for some months past ceased. I am perfectly aware of the Courts instructions to reduce the Colonial expenses as much as possible and of the inappropriateness and of making this request at a time when all the principal officers of the Company have had their salaries reduced, yet the promise made in January 1842 that my Salary was to be progressive induced me to bring the subject before your notice. By letters received per William Stoveld from my Mother, I am directed, if in want of money to let her know, and the will remit me immediately. I have done so per Victoria and, in the event of the Courts instructions preventing your increasing my Salary may I be released this Quarter from the payment of the instalment for the liquidation of my debt to the Company, as before the September quarter the receipt of funds from home will enable me entirely to wipe off the whole amount.

No.15 Letter dated 03 Apr 1844 Charles Clifford to Colonel William Wakefield

Dear Colonel, As you are at present anxious for information concerning the various routes from here to the Wairarapa Plains, perhaps a short sketch of my late journey round the coast may be interesting to you. On the 13th of March in company with 3 others I was landed, after about an hour's sail from Wellington, at Okiwi, and proceeded on horseback across the Hills known as Rhode's Station, on to the Sea Beach, at the fresh water Lake, about half a mile on this side of Wairangipira, passed the native Pa's at Parangerau and Orongorongo and rode to within about a mile and a half of Muka Muka a distance of 14 or 15 miles from Okiwi, without any impediment. At this point we had to climb to another level, up a steep bank of Gravel about 15ft high, resting on 4 or 5 feet of Rock. Here 2 or 3 men in a very short time with pickaxes and spades would form an incline that sheep & cattle would easily pass, more especially as the Gravel is of an adhesive nature. About a mile further is a deep narrow Gully, down which a Pathway would have to be cut in a slanting direction and another up the opposite side, which 2 or 3 men would do in a day.

We then passed the Muka Muka stream and a little further on the River Matau... at both of which places there is good feed for sheep and cattle. A short distance from this we came to the furthest point of Muka Muka Bay at which place is the first serious impediment to the road, a good sandy beach leads to the top of a ledge of Rocks about 15ft high adjoining the Perpendicular Cliffs on one side and running a considerable way out to sea on the other. This would require blasting so as to form an incline to the beach below.

There are then in close succession four other jutting rocks which at present obstruct the road. The first has a natural tunnel through it which a very little trouble would render practicable for cattle. The 2nd Rock extends from the perpendicular Cliff about 20 feet out to Sea and is about 15ft high and 10 yards wide at the narrowest part, through which a passage might easily be blasted, so that Cattle or sheep might pass. The 3rd Rock would require nothing ... to it, being passable at ½ tide and the last one, being merely a narrow point running into the sea, might be made passable at very trifling cost.

The whole of these impediments occur within the space of ¾ of a mile and I estimate that £40 or £50 would be sufficient to form a road by which Cattle and sheep would pass at ½ tide. It would be impossible to form a road passable at high water as the sea dashes up against the cliffs. On rounding the last rock we came again into an open Beach which was for a short distance covered with large stones but after that was fine sand all the way to the Bar between the lake and the Sea, which on our arrival was closed and afforded a good passage to the opposite side of the Lake.

Though there are many points of the coast along which stock could not be got along at high water especially in a south easter still there are so many small valleys in which they could take refuge for several days that the only real obstructions are the rocks before specified. There is good feed for stock all along the coast, but no place after passing Orongorongo in which it would be worthwhile to settle till you arrive at the hills this side of the Lake. Being detained at the Pa Pokokirikiri on the opposite side of the Lake for 2 or 3 days, I took the opportunity of walking along the Beach to Te Kopi the Whaling station in Paliser Bay, it is distant about 7 or 8 miles from Pokokirikiri and for ¾ of the way is an open Sandy Beach.

The road is then impeded by large stones and is for about 100 yards impassable at high water. It would be easy to bring a Bullock sledge this far, unyoke the Bullocks bring the goods on their backs from Te Kopi to the sledge and on getting a load return with it. The cliffs are from 150 to 200 feet high and on the top is a fine level grazing Country, but owing to the drop gullies with which it is intersected near the coast and the rough nature of the ground near Te Kopi it would be difficult to take a road that way and quite impossible to get inland water carriage. A curious circumstance occurs in these cliffs. About 30 feet below the surface is a strata of sand in which large Trees are imbedded being in a horizontal position.

After remaining 2 or 3 days at the Pah Pokokirikiri we accompanied the natives in their canoes up the Lake which was much flooded and enabled them by dragging the canoe over a Bank about 200 yards wide to get into the Ruamahunga without going into the upper Lake into which that River runs. On entering the River we found it about 4 or 5 chains broad and from 12 to 15 feet deep with low Banks of alluvial desposits covered with a luxuriant vegetation of shrubs of various sorts. This continued for 4 or 5 miles up the river when the banks became higher and are covered with forest trees, of all sorts, principally Totara, Tawa and White Pine. On the left side as you ascend are extensive woods. On the right a narrow hill continues as far as I ascended being 10 or 12 miles up the river. We disembarked at a beautiful spot on the right hand side, where through an opening in the woods the grassy plain came down to the waters edge.

At this point the river is about 3 chains broad and 6 to 8 feet deep, but further up, about 7 or 8 miles, there is a ford which except in time of flood is to be crossed about knee deep. From this point the river runs about N.N.E. for 10 or 12 miles till it reaches a range of hills running in an easterly direction and closing in what I denominate the valley of the Ruamahunga. It then takes the east side of the Wairarapa valley and at some distance up crosses it in a northerly direction, and I believe takes it rise in the hills to the Northward at Waikanai.

The spot where we disembarked from the canoe is where the river approaches nearer to the hills, running about north and south, and between 2 and 3 miles from them; the nature of the ground is gently undulating and covered with short swamp grass admirably adapted for sheep pasture. Further up, the valley widens out into an extensive plain, covered with rich grass and to the E.S.E. is an opening in the hills, leading one days journey to a Pah on the East Coast called Otaukuha, from thence the natives say there is a good open beach to Hawke's Bay, passable at any tide.

While we were waiting here, 3 natives came from Otaukuha, heavily laden with potatoes and other food. On my return I walked to the Pah Pokokirikiri at the bottom of the Lake and crossed over some of the richest land I have seen in New Zealand. In many of the lower parts the grasses, there are numerous kinds, are of so luxuriant a growth that a cow lying down would hardly be seen in them; the higher parts and the hills are covered with excellent sheep pasture and with the exception of the Land immediately adjoining the Lake, there is not so much swamp in comparison with the sound land, as I noticed in my last years trip to the valley of the Wairarapa, thereby causing this district to be preferable for sheep farming though I apprehend the other will be little adapted to general agricultural purposes. I estimate that the Plains to the Eastward of the Lake and the Ruamahunga and which I have called the valley of the Ruamahunga contains about 120,000 acres of good pasture land, and this is quite distinct from what has hitherto been considered the Wairarapa Plains. I may here state that from what I saw of the country I am convinced that with the exception of the Rocks at Mukamuka there is at present no impediment in the route. I have pointed out to any person riding from Wellington to Hawke's Bay in a week.

The natives have informed me that a river called the Huangarua, nearly as large as the Ruamahunga, takes its rise in the Aorangi mountains, near the sea to the Eastward of the Ruamahunga valley, and running in a northerly direction joined the Manawatou. On pointing to an opening in the Hills to the N.E., through which we saw a considerable smoke; they said it was a Pah on this River. The probability is there are considerable tracts of level Country on its Banks. Trusting that the colonist of the settlement may soon be able to take advantage of the Rich Plains here opened out to them.

No.16 Letter dated 11 Apr 1844 George Hunter, Wellington to James Kelham

Dear Sir, I enclose my declaration by which you will see that six Land Orders Nos 364, 594, 678, 694, 717, 879 each for 101 acres of land in the first and principal Settlement, were destroyed by fire, on the night of the 9th November 1844, these documents I am desirous of replacing by others of similar import and value, perhaps the Certificate of Selection will be all that is required, and they were never obtained by the late Mr G. Hunter whose property the Land Orders were.

No.17 Letter dated 28 Apr 1844 H. J. Cridland, Wellington to James Kelham

Dear Sir, I find that all the pickaxes, spades and shovels which are required for the Karori road have been sent up the Hutt or elsewhere with the exception of a few at the blacksmiths. Would you do me the favour to give an order for some at least of these being delivered to my foreman on the Karori, otherwise the work must come to a stand still.

No.18 Letter dated 09 May 1844 Holroyd & Hort, Wellington to James Kelham

Dear Sir, Will you have the kindness to send us per Bearer Machattie's Acceptance for £161 12s 6d upon which we are _ him with the date of the payment of £100 by Heine.

No.19 Letter dated 17 May 1844 William Guyton to James Kelham – Re NZ Company Bills & Ridgways & Co. [difficult to read]

No.20 Letter dated 05 Jun 1844 G. Cutfield, Brooklands to Colonel William Wakefield

Dear Sir, When dining at Captain King's on Sunday last, in answer to a remark made by that Gentleman relative to the extent of the Company's emigration expenditure, you observed that no vouchers appeared for the sum of £3000 expended in this settlement. As such an observation from you will in all probability soon get abroad and of course transformed into a deficiency of money rather than a deficiency of vouchers; I feel bound in duty to myself as one of the persons who had some disposal of the Company's funds to request you will be kind enough to explain, whether that observation meant to imply that the £3000 had not been satisfactorily accounted for, or merely, that, although justly expended, for the want of vouchers the particular purposes of its application is not known. All I wish, is, to relieve myself from any imputation now, or at any future time, of having in any way expended the Company's money to their prejudice and therefore if any impression of the sort should exist in your mind I most anxiously wish that, though at the eleventh hour, a strict investigation may be entered into which you are on the spot.

No.21 Letter dated 05 Jun 1844 Ridgways, Guyton & Co., Nelson to James Kelham

Dear Sir, We beg to remind you of the account... time ago of Mr Simmonds guaranteed by Colonel Wakefield and shall feel much obliged ... letting us have a cheque for the amount £29 17s 3d which was due in... in March last.

No.22 Letter dated 11 Jun 1844 W. Carrington, New Plymouth to Colonel William Wakefield

Dear Sir, I take the liberty of soliciting your influence towards my obtaining a Government Appointment, or one under the Company. I feel certain you will excuse my presumption in suggesting that I should greatly prefer being employed under the Company, and in this District. Allow me further to observe (without I trust incurring the imputation of Vaunting myself on what I do not profess) that my influence with the Maoris, and acquaintance with their language and customs might perchance enable me (whether in the capacity of a Company's or Government officer) materially promote the Company's interest and by consequence that of the Settlers. It is almost superfluous to mention that this Settlement being still in its infancy (though I have no doubt of its ultimately surmounting every obstacle and assuming its rightful position, as one of the most fertile and valuable Districts in the Colony) there has been, and is likely to be for some time, very little private Surveying. I have consequently been compelled to live in a very different manner from what I have been accustomed to. In fact, had it not been for Mr Wicksteed's kind and considerate intervention in giving me such employment as consisted with his power, I should have been, long ere this, reduced to a state of extreme distress. The doings at Wanganui are now merely matter of tradition, and I trust your knowledge of mankind will easily induce you to overlook any irregularities, or indiscretions, which may have occurred during the feverish excitement, perhaps naturally incident to the first establishment of a Colony, on a novel, ingenious, and highly promising system. I shall therefore feel truly grateful for any appointment, however inconsiderable which you may think fit to bestow on me under the Company, or for any influence which you may have the kindness to exert in my behalf, towards obtaining for me a situation under Government. Annotation by William Wakefield: Declined verbally.

No.23 Letter dated 25 Jun 1844 M. Evans, Wellington to James Kelham, Clerk, New Zealand Company

Sir, I have but just this moment (3 o'clock) been informed that application had been made for account sundries purchased by you ... or it would have reached you hours ago. I you have by you the cheque for Mr Simmond's account and can send it... please... If you can consider this a receipt for Simmond's account amounting to £29 17s 3d.

No.24 Letter dated 02 Jul 1844 James Jackson, Lowry Bay to Colonel William Wakefield

Sir, Having received a letter from a Sister and Brother-in-law in England expressing a wish to come to me in New Zealand I should esteem it a great favour if you could assist me in procuring a free passage for them and Family as they would be of great use to me. I have got upwards of twenty acres of Forest land cleared on my section in Lowry Bay District within two miles of my own house which are much easier to bring under cultivation than Forest land and could I procure the assistance of this family I should be enabled to commence the cultivation of those sections as they would reside on the spot and are a large family all accustomed agricultural pursuits. The Father is by trade a Cooper but he has occupied a piece of ground and been accustomed to work in the land as well as at his trade, some of the children have been employed as Farm servants; they have eight. The mother is 37 years of age and the Father something older, could you procure me a passage for them. I would engage that they shall be no more expense or trouble to you after their arrival in the Harbour. If I had been in circumstances to have paid their passage I would gladly have done it. Address for the party: John Wood, Kirby Malzeard, Ripon, York.

Annotation written by William Wakefield 06 Jul 1844: Copy to be forwarded to the Secretary with strong recommendation on account of Mr Jackson's good character as a Settler

No.25

[1] Letter dated 29 Jul 1844 William Hickson, Attorney, Wellington to James Kelham, Esq.

Sir, We beg to inform you that the Partnership heretofore carried on here by us the undersigned John Ridgway, Joseph Ridgway, Thomas Ridgway, and George Butler Earp, together with William Guyton the younger, under the firm of "Ridgways, Guyton, and Earp," was dissolved on the 27th July instant, so far as relates to the said Thomas Ridgway, William Guyton the younger, and George Earp Butler, and that all Debts owing to the said late Partnership are to be received by our Attorney, the undersigned William Hickson, whose receipt only will be a sufficient discharge for the same; and that all persons to whom the said late Partnership is indebted are requested to send in their respective accounts to the said William Hickson, in order that the same may be examined and discharged.

[2] Letter dated 29 Jul 1844 Wellington to the New Zealand Company

Sir, In reference to the annexed Circular, we beg to inform you that our business in this port will in future be carried on by the undersigned under the firm of "Ridgways, Hickson, and Co.," and that we have established a new concern at Nelson, which will be carried on under the firm of "Ridgways, Lowndes, and Co." We solicit for the new concerns a continuance of the favours so liberally bestowed to the late one, and to assure you that our best endeavours shall be used to promote your interest in all business with which you may favour us. Signed John Ridgway, Joseph Ridgway, William Hickson, Thomas John Lowndes.

[3] Letter dated 01 Aug 1844 William Guyton, Wellington to the New Zealand Company

I annex copy of a notice which will appear in the next "Gazette." Notice is hereby given, that the notice of Dissolution of the Partnership carried on by John Ridgway, Joseph Ridgway, Thomas Ridgway, William Guyton, and George Earp Butler, under the firm of "Ridgways, Guyton, and Earp," published in the "New Zealand Gazette" of the thirty-first day of July, was published without the knowledge or sanction of William Guyton, one of the said Partners; and that all persons paying any debts due to such Firm to any other person than the said William Guyton, without his express authority, will do so at their own risk, no person having been empowered by him to receive any accounts on behalf of the Firm; and further, that no person but the said William Guyton has authority to sign for the Firm of "Ridgways, Guyton, and Earp," but only for those members of the Firm by whom such person is specially authorised. Witness: R. Davies Hanson.

No.26 Letter dated 05 Aug 1844 William S. Grahame, Auckland to Colonel William Wakefield

My Dear Sir, I duly received your favour from New Plymouth of date 15 June for which I am much obliged. I of course say nothing of the communication you make about the further operations of the company here – it appears quite evident to me that Lord Stanley, when he entered into the arrangement with the Company in London, never anticipated that they should be brought into competition with the old Land Claimants, who were under no engagement to spend a single shilling upon emigration. I have to acknowledge receipt of your favour of 11th ultimo per H. M. Brig 'Victoria' arrived this day enclosing Draft on George Clarke Esq for ten pounds sterling. You have omitted however to endorse the Draft but I dare say Mr Clarke will pay it on my guarantee, you will therefore charge the amount to me and deduct the amount from my account against the NZ Company when you revisit me. The Debentures (since they have become legal tender) have assumed rather a different aspect. I have not much fear, but that now the Home Government must provide for their payment, although I am not confident they will. Shortland's last Drafts have all come back and I suppose the unfortunate holders will have to take Debentures without re-exchange. The following extract I have just seen in a Sydney Herald of 15th ultimo "The New Zealand Company had come to a stand still and admitted, that as a colonising body its powers were suspended, a meeting has to be held on the 29th March when the cause of the cessation of the company's operations and the nature of its dispute with Government was to be made public.

No.27 Letter dated 13 Aug 1844 E. Norman, Wellington, Surveying Cadet, NZ Company to Colonel William Wakefield

Sir, In consequence of your giving me a fresh cheque for my last months salary and rations £13 8s in lieu of the one I received No.2024 dated the 3rd August which I have lost, I hereby engage should the latter appear for payment at the Bank to refund you the money. Witness: John Knowles

No.28 Private Letter dated 24 Sep 1844 William Fox, Nelson to Colonel William Wakefield

My Dear Sir, I enclose a letter from Duppa to yourself relating to his contemplated exchange. The Landowners Remonstrance will I presume be forwarded through you, but if not you will see a copy of it in the Examiner of 21st instant. The matter rests now entirely with you. Duppa says that if you will undertake to recommend it to the Court of Directors to confirm the exchange he will go on in spite of the Remonstrance. If not he says that he will get out of his present speculations and the Colony as soon as he can wind up without loss. How far he is serious in this I cannot say but as he makes the opposition of the other Settlers a personal matter it is possible that he will for the future have fewer _ to bind him to the Settlement and less provocation may drive him away. I do not think that the greater number of reasons _ by the Remonstrance have much wright, or at all events what wright they have may be balanced by the critical position of the Settlement and Duppa's undertaking to bear so large a portion of the burden on his own shoulders. I do not know on what grounds they proved when they say that he could not complete his undertaking but it is a suicidal sort of assertion that 750 acres of open land could not be broken up in this settlement in a year and a half with labour to the amount of 300 men going... and.. and implements ad libitum. The only reasons of wright as it appears to me

which they... the injustice of their being subjected to the chance of the lottery & Duppa not and the possibility of there not being land enough in the settlement to meet the demand of the Nelson purchasers who have actually paid their money. The first of these reasons I think may be met by Duppa's proposal that the Company should put an equal number of Colonial and their own reserves of as good quality into the wheel in the place of those taken out for him. In this point of view he would then only receive sections which may be considered by the existing arrangements of the Company as disposable without the lottery. The other reason however (the prospect of a consideration _ necessary and the right of the first purchasers to consideration in such case) has more force. I have told Duppa that I do not think the Directors would confirm the transaction in the letter of the Remonstrance signed as it is by every Landowner in the place. I believe _ Beit (whose love of opposition seems to have overcome his hostility to Duppa on this occasion) and more particularly as they have already expressed a disinclination to exchange in general and such transactions are being narrowly watched by the N. Z. Society. I should have been very glad if the Landowners had passed the matter over. The majority of them would have done so I suspect – and those who put the wheels in motion are not those who appear foremost in the transaction but parties also have done very little for the Settlement and are not to be compared with Duppa in that respect. No settler here has done so much for the place as he, or so well understands how to do so, and it is a pity that he should have his hands tied at a time like this when active operations are so much to be desired.

No.29 Letter dated 05 Oct 1844 Messrs Willis of Star and China, Sydney to Colonel William Wakefield

Dear Sir, I accidentally discovered during this week an anchor weighing 59cwt belonging to the New Zealand Company which was brought to this Port by the 'Timandra' from England via New Zealand and left on Moore's Wharf 30 March 1842. It will be delivered to your order upon payment of store rent the sum... for which at the rate of three pence per ton per week is about £5. Any instructions you may favour me with for its disposal will be immediately attended to, if not required as a Mooring Anchor in New Zealand, it seems to me more likely to realise a fair value in England than at this place it would not be likely to sell here for more than the value of the Iron.

No.30 Letter dated 04 Nov 1844 Arthur T. Holroyd, Manners Street, Wellington to Colonel Wakefield

My Dear Sir, I should consider a great favour if you would oblige me with a cheque for the amount of the account as altered rendered by our firm.

No.31 Letter dated 07 Nov 1844 Arthur T. Holroyd, Wellington to James Kelham, Esq

Dear Sir, When I saw you last Saturday week on the subject of our account it was suggested by me that the items you objected to amounting to £5 4s should be divided and the half deducted from £19 1s 10d. A cheque has been by mistake made out for £13 17s 10d instead of £16 9s 10d. We shall feel obliged by your correcting this.

No.32 Letter dated 21 Dec 1844 Messrs Johnson & Moore, Wellington to Colonel William Wakefield, Principal Agent of the New Zealand Company

Sir, As the time you required for consideration of your proposal of Saturday last respecting the exchange of Land at Wanganui & the choices for No.8 in the first series of Country Land order, at Wai nui o mata has elapsed; and as some of the arrangements are contingent upon your determination in the matter, we beg to be favoured with your answer in the course of Monday next 23rd inst.

No.33 Letter H. S. Chapman, Karori to Colonel William Wakefield

My Dear Colonel, The following are the numbers of the Gazette of which my file is deficient. I shall feel much obliged if you will allow your Clerk to find such of them as you can spare. Nos 168, 170, 172, 180, 181, 182, 191, 192, 201, 211, 212, 213, 214, 215, 230, 233, 256, 258, 259, 263, 264, 278, 281, 287, 289, 290, 296, 297, 298, 299, 302, 303, 304, 306.
