

Letters from the Survey Staff 06 January 1840 to 19 June 1848
Archives NZ Wellington Reference AAYZ 8892 NZC 110/1/1
Transcript of Items 2-158

No.2 Port Nicholson 03 Apr 1840 Captain William Mein Smith to Colonel William Wakefield

Sir, In compliance with your request I beg to report that in my late examination of the Rivers in this valley and the land between them as far as I have been able to penetrate, I have found many places more than I had anticipated, which shew strong indications of having been covered with water at times, water too which overflow the banks of the rivers, especially those which skirt the foot of the hills on either side of the valley, and although I am still of opinion that the evil may be remedied, in a great measure, by clearing the rivers of drift wood and entirely by cutting communications between the different rivers; I feel assured that the sum of money placed at your disposal by the Directors of the Company, which you informed me was two thousand pounds would not be sufficient to cover the expense and unless the improvements are made I cannot insure at all seasons the safety of the property of settlers who may choose to locate upon Town acres they may be obliged to select in certain parts of the proposed site of the City, but if, the Colonists would perform their duty towards themselves by imposing a tax of £5 per acre on the Town lands I think sufficient means would be obtained to secure them in the enjoyment of the numerous advantages of this most eligible site for the Principal City and which have made me and still make me so anxious that it should not be abandoned.

I fully sympathize with you in your anxiety for that important body of all communities the small capitalists and feel that in urging our continuings here, their real interests is regarded, for in the first place I can give them their land here within two months and at Thorndon as many sections will be required, not in less than from three to four months: any removal would certainly be attended with a greater expense to them than a tax of £5 on their simple Town acre.

In conclusion, I beg to acknowledge your generosity in assuming the whole responsibility of a decision whether it be in favour of remaining here or removing to Thorndon. I have the honor to be Sir, Your most obedient humble servant, W. M. Smith, Capt Royal Artillery, Surveyor General, N. Z. L. O.

No.3 Port Nicholson 27 Jun 1840 Captain William Mein Smith to Colonel William Wakefield

Sir, Mr Carrington I regret to say is severely indisposed and I am not likely to have the benefit of his very able assistance for the next week or ten days, this of course will throw my work back, very considerably; I would suggest to you the necessity of my employing two or even three more assistants as I find that my staff when complete in its present strength, is far too weak for the work. I have before me, more especially as we must provide against such misfortunes as the present. I have the honor to be Sir, Your most obedient servant, W. M. Smith, Capt. Royal Artillery, Surveyor General.

No.4 Thorndon 14 Jul 1840 Captain William Mein Smith to Colonel William Wakefield

Sir, I regret that through an oversight, I should have neglected to inform you, that in consequence of the severe indisposition of my first Assistant Surveyor, of whose services I have been deprived for more than a fortnight, that I have not been able to produce my plan of the Town so soon as I had anticipated, however I trust it will be quite ready in the early part of next week. I will write to you again when I can name the day positively. I have the honor to be, Sir, Your most obedient servant, W. M. Smith, Capt. Royal Artillery, Surveyor General.

No.5 Port Nicholson 16 Jul 1840 Captain William Mein Smith to Colonel William Wakefield

Sir, As the Plan of the Town is now nearly complete it may if you please be exhibited at my house on Monday, 20th inst. and the following day between the hours of 10 o'clock and 3 and on Monday 27th. I shall be ready to register the choices and give out the sections. I have the honor to be, Sir, Your most obedient servant, W. M. Smith, Capt. Royal Artillery, Surveyor General.

No.6 Britannia 02 Sep 1840 Captain William Mein Smith to Colonel William Wakefield

My dear Colonel, You were kind enough some time ago, to say that you would favour me with a list of the monies you have given me from time to time, for the payment of my Department, there are some sums of which I have made no note, especially those which have been paid to Contractors, these however should, I think appear in my accounts, if therefore you will favour me with this list at your earliest convenience it will enable me to furnish a correct account and will greatly oblige, Yours very truly, W. M. Smith

No.7 Britannia 29 Oct 1840 Captain William Mein Smith to Colonel William Wakefield

Sir, I beg to acknowledge the receipt of your letter of yesterdays date accompanied by a letter from Mr St. Hill, complaining, that his Town Acres Nos 566 & 567 are depreciated by my cutting a new line. I beg leave to state in reply to Mr St Hill's complaint, that the new line being cut is rendering the ground consistent with the Plan, from which the selection of the Town Sections was made. In our hurried endeavours to place the Colonists in possession of their land, before the season for cultivation should be too far advanced, the line which forms one side of the Tinakore Road was erroneously cut, on discovering the error I immediately ordered it to be corrected, or otherwise, many would have been deprived of their due. I regret extremely that our efforts to secure the Colonists against the loss of another season should have been productive of an error which has been the cause of disappointment to Mr St Hill but it does not appear to me that the Company are open to any claim for compensation for depreciation of the Acres in question, since they are, as now laid out from the new line of road, consistent with the Plan of which a duplicate has been deposited in the vaults of the Bank. I have the honor to be Sir, Your most obedient humble servant, W. M. Smith, Captain Royal Artillery, Surveyor General

No.8 Britannia 02 Nov 1840 Captain William Mein Smith to Colonel William Wakefield

Sir, I shall feel greatly obliged by your giving orders, that I be put into some building which can be made weather tight forthwith. I have been long suffering much inconvenience, and my business has been much delayed for want of a proper Office and Drawing Room. I have not the means of protecting either my Instruments, or Plans, from the wet, or the dropping Pitch, with which the roof of the Building I now occupy is covered, in dry weather. If I am not speedily removed to some weather tight house I fear that serious expense, and great inconveniences will be entailed on the Company. I have the honor to be, Sir, Your most obedient servant, W. M. Smith, Royal Artillery, Surveyor General

Copy Answer

Britannia 02 Nov 1840 Colonel William Wakefield to Captain William Mein Smith

Sir, In answer to your application for a building which can be made weather tight I have to remind you that we visited a few days ago the house next your present Office and that you expressed yourself satisfied with it and told me that you were about to remove into it. I shall be happy to learn your change of views respecting it and Am, Sir, Your most obedient servant, W. W.

No.9 Britannia 02 Nov 1840 Captain William Mein Smith to Colonel William Wakefield

Sir, When I expressed myself satisfied with the building next to that which I at present occupy I was under the impression that the roof was nearly tight, and that something was to be done to make it completely so, nothing however has been done, there is no Lock on the door and it appears we thought too favourably of the roof; the water drops through as I have this day seen in fourteen of fifteen different places. I have the honor to be, Sir, Your most obedient servant, W. M. Smith, Captain Royal Artillery, Surveyor General.

No.10 Britannia 03 Nov 1840 Captain William Mein Smith to Colonel William Wakefield

My dear Colonel, Mr Turnbull having absented himself from his duties in the Office yesterday afternoon I wrote to request his reasons in writing. In reply I received the enclosed which I now lay before you for your decision, as I have written to Mr Turnbull to say I should do, I remain, my dear Colonel, very truly yours, W. M. Smith.

Kumototo 02 Nov 1840 William Corbett Turnbull to Captain William Mein Smith

Sir, You request me to state my reasons for being absent this afternoon from the office which I do, on the plea of illness from a cold, which confined me to my bed for the greater part of yesterday; but I am glad of this opportunity of tendering my resignation as I cannot think of longer holding my situation after the manner in which I have been, and am likely to be treated by Colonel Wakefield, from causes at which I cannot guess, unless he may have been influenced by parties who ought to have been my best friends, and with whom I have been unfortunately connected. I believe I have always endeavoured to do my duty as your assistant if I have failed it must be ascribed to want of knowledge in a profession not my own, and I think it rather hard to be told that "I had made so many mistakes that he would not ask me to do anything for him" to what mistakes did he allude? I am not aware of having made any which could at all excite such a reproach, if I have I am at present ignorant of them. Trusting you will excuse the manner in which I have felt obliged to vindicate myself, I remain Sir, Your obedient servant, William Corbett Turnbull.

No.11 Hobson Street, Wellington 26 Nov 1840 Capt Wm Mein Smith to Col Wm Wakefield

Sir, From the extreme difficulty of finding roads, and surveying them in this densely wooded and hilly country and the consequent ruinous delay to the settlers, I have turned my thoughts to the Districts of Taranaki and Wanganui of which we have lately been furnished with a report and sketches by Messrs Park and Stokes. I have now the honor to submit to you Plans of those Districts on which I have laid out about 3000 sections, which may be chosen from the Plan and be taken possession of as fast as the roads can be cut which will be done at a much more rapid rate than they can possibly be cut, in the neighbourhood of Port Nicholson. I should propose that the whole of the cutting be done by Contract, One Surveyor will, I should think be sufficient to superintend the works at Wanganui, two will be requisite for Taranaki. In addition to the Sections in the above named Districts, I have laid out 19 in the neighbourhood of the City and Forty on the shores of the harbour. Should you approve of my Plans they may if you please be advertised as open for Public Inspection at this Office on Tuesday next and every day afterwards until you think it proper that the day of choosing should take place. I have the honor to be, Sir, Your most obedient servant, W. M. Smith, Captain Royal Artillery, Surveyor General

No.12 Hobson Street, Wednesday morning Capt Wm Mein Smith to Col Wm Wakefield

My dear Colonel, My settlement with Mr Turnbull... deeply into my last draft and I am now at dead low water again may I beg the favour of you to send me some more of the needful, Yours very truly, W. M. Smith

No.13 Surveyor General's Office, Port Nicholson, Friday morning – WM Smith to Col. Wakefield

My dear Colonel, Will you be kind enough to give me an interview. I wish to speak to you on the subject of naming the Streets of the Town. Perhaps if you should be passing near this Office in the course of the day you would call in, or if, you will appoint any other place and an hour convenient to yourself I will attend you, believe me always, very truly yours, W. M. Smith

No.14 Surveyor General's Office, Wellington, 17 Feb 1841 – WM Smith to Col. Wakefield

Sir, I beg to report that the Immigration house I at present occupy as an Office, is so much out of repair, that I find it almost impossible to draw, or to do any other work in it, either, in wet, or windy weather, the dust which enters in one case is as annoying, and almost as destructive to the Instruments and drawings, as the water in the other. May I therefore beg the favour of you to give directions for a proper building to be erected and fitted for the use of my Department, as soon as possible, for the one I occupy at present will be useless and quite untenable in the winter season. I have the honor to be, Sir, Your most obedient servant, W. M. Smith, Captain Royal Artillery, Surveyor General

No.15 20 Feb 1841 Captain William Mein Smith to Colonel William Wakefield

My dear Colonel, May I beg the favour of you to send me a cheque for £50 by the Bearer Mr Burt. Yours faithfully, W. M. Smith

No.16 27 Mar 1841 Captain William Mein Smith to Colonel William Wakefield

My dear Colonel, Will you have the goodness to let me have some money. I had better have £50 for the people here a part of which I shall leave with Mr Stokes to pay the men during my absence, and I had better take £100 with me to Wanganui, for 4 of Carrington's men are thirteen weeks in arrear, and the other 4 will be about 3 weeks in arrear, by the time I reach them, believe me always, very truly yours, W. M. Smith

No.17 Surveyor General's Office 20 May 1841 Captain WM Smith to Col. William Wakefield

Sir, The state of the Surveys will now enable me to employ six more surveyors with advantage, in the District of Port Nicholson, and in furtherance of the views of the Court of Directors, as expressed in their Dispatch to you; as I have failed to procure the necessary numbers of surveyors here, I propose if it meets your approval to write to the Company's Agents at Sydney, Messrs Willis & Co. to request them to advertise for six surveyors and if a sufficient number do not present themselves, when the notice has appeared in the different Sydney Papers for four weeks, to request that Messrs Willis & Co. will communicate with their house at Hobart Town to publish a similar notice in the papers of Van Dieman's Land. It will be necessary however that Messrs Willis & Co. should have information on the subject of Salaries, I shall feel obliged therefore if you will inform me of the greatest amount, you will authorise me to offer, to such competent surveyors as may offer themselves for the Company's Service. Should what I have proposed above meet your approbation, it will be necessary for me to have the means of employing them effectively, for this purpose. I shall require six more Theodolites, these instruments I am informed may be procured in Sydney. I will therefore if I have your permission request Messrs Willis & Co. to procure them and send them to me by the earliest opportunity. I have the honor to be, Sir, Your most obedient servant, W. M. Smith, Captain Royal Artillery, Surveyor General

Answered verbally Capt Smith's telling me that he had employed here all the strength he now wanted and authorising him to get 3 theodolites, W. W.

No.18 Surveyor General's Office 18 Jun 1841 Captain WM Smith to Col. William Wakefield

My dear Colonel, May I beg the favour of you to give Mr Burt for me a cheque for £50 to pay my people. I remain, very truly yours, W. M. Smith

No.19 Surveyor General's Office 05 Jul 1841 Captain WM Smith to Col. William Wakefield

My dear Colonel, The Salaries of Messrs Hanison & Kettle, for the last Quarter, became due to them on the 1st instant, they amount together to £100. May I beg the favour of you to give Mr Hanison a cheque for that amount. I remain, yours most truly, W. M. Smith

No.20 Surveyor General's Office 06 Jul 1841 Captain WM Smith to Col. William Wakefield

My dear Colonel, Inclosed I send my accounts for the last Quarter, together with a list of all the invoices I have received from you, and a general account of expenditures. These I hope are as you wished them to be made out. I am making out a return of the present strength of the surveying staff, which will be sent to you this afternoon, if you will suggest any alteration in its form, I shall be happy to make it. I dined yesterday in company with Mr Earp and the Captain of the 'Mary' they do not sail till Sunday, I remain, my dear Colonel, very truly yours, W. M. Smith

No.21 Surveyor General's Office 31 Jul 1841 Captain WM Smith to Col. William Wakefield

My dear Colonel, May I beg the favour of you to let Mr Burt have a cheque for some money. I expect some of the people in to-day who have a fortnights Pay due to them. The Ration money is also due to the Surveyors since the 21st inst. I had better therefore say £100 if you please. Yours, my dear Colonel, very truly, W. M. Smith

No.22 Putikiwarenui 09 Sep 1841 John Mason to Capt. Smith Esq.

My dear Sir, We have spoken with the natives who objected to your proceeding with your Survey. They now, on understanding the case, say that you may proceed undisturbed. We have stated to them that you are merely surveying the land and that the question of the purchase payment &c will be adjusted by the commissioners appointed for that purpose. In case you dispatch a messenger to Port Nicholson Mr Dawson will be obliged if you will direct him to call at my house for a letter. Hoping you will proceed with your survey in peace I wish you great success. Yours very truly, John Mason

Wanganui 14 Sep 1841 Captain William Mein Smith to Colonel William Wakefield

Mr dear Colonel, As a mail is to be made up today for Wellington I think it as well to inform you that since I have been here now only ten days, there have been three days, entire days, lost by the interference of the Natives. There has been nothing violent in their proceedings, but they declare that they have not been paid for their land, and that no white man shall go on it till is paid for. Twice I have begged the Missionaries, Messrs ___ & Mason to speak to them for me, and you will see by the enclosed with what understanding we were allowed to proceed the first occasion. On the second, the communicated to me___ the third business has not yet been cleared, but I intend to endeavour to make the survey in that part, today by stealth. The Natives generally express a willingness to sell their land here and to retire to the interior, but they say they will sooner lose their heads than their land, without payment. I will use every exertion to have the hundred and fifty sections ready but I shall find it a difficult matter, and quite impossible if we meet with much more interruptions from the Natives, I remain in haste, my dear Colonel, very truly yours, W. M. Smith

No.23 Wellington 16 Oct 1841 Captain William Mein Smith to Colonel William Wakefield

My dear Colonel, Will you have the goodness to give Mr Burt a cheque for £100. I have some more Wanganui people to pay besides £35 to our people here. Yours very truly, W. M. Smith

No.24 Monday 25 Oct 1841 Captain William Mein Smith to Colonel William Wakefield

My dear Colonel, Mr Roper has come this morning for the arrears of his Pay £6 15s. I did not calculate on this in my demand for last week, but if you will have the goodness to give Mr Burt a cheque for £50 I shall have enough to pay the men on Saturday next. Yours very truly, W. M. Smith.

No.25 Wellington 25 Oct 1841 Captain William Mein Smith to Colonel William Wakefield

Sir, The accompanying letter has just been handed to me by Mr Stokes, but as I have no authority to act in this matter I beg to forward his application to you as the Company's Principal Agent who will I have no doubt give it due consideration, I have the honor to be, Sir, Your most obedient servant, W. M. Smith, Captain Royal Artillery, Surveyor General

No.26 Wellington 27 Oct 1841 Captain William Mein Smith to Colonel William Wakefield

Sir, In acknowledging the receipt of your letter of the 26th Inst. I beg to state that I do not consider it necessary to fill up the Office of First Assistant Surveyor at the present moment, as no one of the Assistants on the home District has a greater weight of duty or more responsibility than another. I have the honor to be, Sir, Your most obedient servant, W. M. Smith, Captain Royal Artillery, Surveyor General

No.27 Surveyor General's Office 30 Oct 1841 Captain WM Smith to Col. William Wakefield

My dear Colonel, Will you be kind enough to give Mr Burt a cheque for £25 for Mr Stokes' Ration allowance and mine. Yours very truly, W. M. Smith

No.28 Surveyor General's Office 27 Nov 1841 Captain WM Smith to Col. William Wakefield

My dear Colonel, Beside the working parties here I have some orders from Thomas for money for some of his people the whole will amount to £75. I think also that it will be well that I should carry a few pounds with me in case of need if therefore you will give Mr Burt a cheque for £90 you will oblige, Yours very truly, W. M. Smith

No.29 Land Office Wellington 30 Nov 1841

J. Lewis, Chief Clerk, Land Office to the Chief Surveyor, Wanganui

Sir, I have the honor to forward through the Chief Agent, the accompanying Extract from the General Register, for your information at the approaching Selection of Country Lands at Wanganui on the 16th Proximo. The first column represents the Order of Choice, but as there was a mistake in numbering some of the Land Orders which probably may not have been brought back for collection it will be necessary to ascertain the number of the Land Orders shewn in the fourth column. If the number opposite to it in the first column corresponds with that written on the Land Order in red ink as the Order of Registration it is correct, if not, it must be corrected to the number shewn in the first column of this Register. At the selection it will be necessary that the name of any party actually choosing a section be written on the Plan, and under the name, the number in the first column, or Order of Choice, for which it was chosen. A correct copy of this Plan must be forwarded to the Surveyor General for his information and also to enable me to fill up the General Register. I have the honor to be Sir, Your most obedient servant, J. Lewis, C. Clerk, Land Office

Register of Country Land Orders presented

No of Registry	Date of Registry	Nature of Land Order	No of Land Order	By whom Presented	Remarks
8	18 Feb 1840	Ordinary	27	F. Healy	
10	22 Feb 1840	Ordinary	42	W. Dorsey	
12	24 Feb 1840	Ordinary	41	R. Carruth	
13	24 Feb 1840	Ordinary	46	W. S. Buchanan	
17	21 Apr 1840	Ordinary	38	J. E. Collett	
21	23 Apr 1840	Ordinary	40	Rev J. F. Churton	
22	23 Apr 1840	Ordinary	53	Rev J. F. Churton	
23	23 Apr 1840	Ordinary	54	Rev J. F. Churton	
24	23 Apr 1840	Ordinary	55	Rev J. F. Churton	
25	23 Apr 1840	Ordinary	56	Miss S. Falwasser	
26	23 Apr 1840	Ordinary	50	Miss S. Falwasser	
27	29 Apr 1840	Ordinary	8	W. Bannister	
40	26 May 1840	Ordinary	51	C. Peters	
47	24 Jul 1840	Ordinary	28	G. Scott	
49	24 Jul 1840	Special	8	C. Terry	
80	14 Dec 1840	Special	32	W. K. Hulke	
102-126	14 Dec 1840	Ordinary	101	J. S. Wicksteed	Agent for Church Lands
127	14 Dec 1840	Special	23	H. Mayers	
128	14 Dec 1840	Special	24	H. Mayers	
129	14 Dec 1840	Special	25	H. Mayers	
132	14 Dec 1840	Special	35	A. de B. Brandon	
133	14 Dec 1840	Special	36	Miss M. King	
134	14 Dec 1840	Special	37	Miss M. King	
135	14 Dec 1840	Special	38	Miss M. King	
136	14 Dec 1840	Special	39	Miss M. King	
137	14 Dec 1840	Special	40	Miss M. King	
142	14 Dec 1840	Special	41	J. Burleigh	
143	14 Dec 1840	Special	42	S. Burleigh	
145	28 Dec 1840	Ordinary	87	M. Campbell	
146	28 Dec 1840	Ordinary	88	M. Campbell	
147	28 Dec 1840	Ordinary	89	M. Campbell	
148	28 Dec 1840	Ordinary	90	M. Campbell	
149	28 Dec 1840	Ordinary	91	D. McDonald	
150	28 Dec 1840	Ordinary	92	D. McDonald	
151	28 Dec 1840	Ordinary	93	D. McDonald	
152	28 Dec 1840	Ordinary	94	D. McDonald	
154	28 Dec 1840	Ordinary	78	D. McLeod	D. McDonald, Agent
155	28 Dec 1840	Ordinary	79	D. McLeod	D. McDonald, Agent
156	28 Dec 1840	Ordinary	80	D. McLeod	D. McDonald, Agent
157	29 Dec 1840	Ordinary	52	F. Sinclair	
159	29 Dec 1840	Ordinary	86	S. Sutherland	
160	29 Dec 1840	Ordinary	81	J. Cameron	
161	29 Dec 1840	Ordinary	73	H. McAskill	D. McDonald, Agent
162	29 Dec 1840	Ordinary	74	H. McAskill	
163	29 Dec 1840	Ordinary	75	H. McAskill	
164	29 Dec 1840	Ordinary	76	H. McAskill	
165	29 Dec 1840	Ordinary	77	H. McAskill	
173	20 Feb 1841	Ordinary	63	G. Hunter Sr	Agent
174	20 Feb 1841	Ordinary	64	G. Hunter Sr	
175	20 Feb 1841	Ordinary	65	G. Hunter Sr	
176	20 Feb 1841	Ordinary	66	G. Hunger Sr	

No of Registry	Date of Registry	Nature of Land Order	No of Land Order	By whom Presented	Remarks
177	20 Feb 1841	Ordinary	68	G. Hunter Sr	
178	20 Feb 1841	Ordinary	69	G. Hunter Sr	
179	20 Feb 1841	Ordinary	70	G. Hunter Sr	
180	20 Feb 1841	Ordinary	71	G. Hunter Sr	
181	20 Feb 1841	Ordinary	72	G. Hunter Sr	
182	18 Mar 1841	Special	60	J. B. Wathen	
183	18 Mar 1841	Special	66	J. B. Wathen	
184	18 Mar 1841	Special	67	J. B. Wathen	
185	18 Mar 1841	Special	68	J. B. Wathen	
186	18 Mar 1841	Special	73	F. G. Lowther	
187	18 Mar 1841	Special	74	F. G. Lowther	
188	18 Mar 1841	Special	52	J. H. Greenwood	
190	18 Mar 1841	Special	63	H. W. Dunn	
191	18 Mar 1841	Special	64	H. W. Dunn	
192	18 Mar 1841	Special	65	H. W. Dunn	
193	18 Mar 1841	Ordinary	100	J. Bishop	
194	18 Mar 1841	Ordinary	102	J. Bishop	
195	18 Mar 1841	Ordinary	103	J. Bishop	
196	18 Mar 1841	Special	57	G. Poole	
197	18 Mar 1841	Special	58	G. Poole	
198	18 Mar 1841	Special	59	G. Poole	
199	18 Mar 1841	Special	62	F. J. France	
200	19 Mar 1841	Special	56	A. S. Young	
201	22 Mar 1841	Special	55	S. Bevan	
202	20 Apr 1841	Ordinary	115	F. Young	
203	20 Apr 1841	Ordinary	109	W. King	
204	20 Apr 1841	Ordinary	110	W. King	
205	20 Apr 1841	Ordinary	111	W. King	
206	20 Apr 1841	Ordinary	112	W. King	
207	20 Apr 1841	Ordinary	113	W. King	
208	20 Apr 1841	Ordinary	114	H. Knowles	J. S. Wicksteed, Agent
210	20 Apr 1841	Special	118	H. White	
211	20 Apr 1841	Special	111	J. W. Jones	
212	20 Apr 1841	Special	112	D. Roberts	
214	20 Apr 1841	Special	84	S. Mason	
215	20 Apr 1841	Special	85	S. Mason	
216	20 Apr 1841	Special	98	C. G. Doughty	
217	20 Apr 1841	Special	99	C. G. Doughty	
218	20 Apr 1841	Special	113	J. E. Featherston	
219	20 Apr 1841	Special	114	J. E. Featherston	
220	20 Apr 1841	Special	115	J. E. Featherston	
221	22 Apr 1841	Ordinary	117	C. Hall	
222	22 Apr 1841	Ordinary	116	P. H. Gowan	
223	22 Apr 1841		117	F. Gowan	
225	23 Apr 1841	Ordinary	107	S. Briedenbach	G. Hunter Sr, Agent
226	23 Apr 1841	Ordinary	108	S. Briedenbach	G. Hunter Sr, Agent
227	20 May 1841	Ordinary	118	W. R. Tyrrell	Died Sept 20 th 1841
228	20 May 1841	Special	96	G. Rees	
229	21 May 1841	Special	80	C. H. Townsend	
230	21 May 1841	Ordinary	119	C. Townsend	C. H. Townsend, Agent
231	24 May 1841	Special	75	Mrs J. Jones	
232	24 May 1841	Special	76	Mrs J. Jones	
233	24 May 1841	Special	77	Mrs J. Jones	
234	24 May 1841	Special	51	J. O. Western	

No of Registry	Date of Registry	Nature of Land Order	No of Land Order	By whom Presented	Remarks
236	25 May 1841	Ordinary	96	N. Sutherland	
237	25 May 1841	Ordinary	97	N. Sutherland	
238	25 May 1841	Ordinary	98	N. Sutherland	
239	11 Jun 1841	Ordinary	120	J. Holder	
240	11 Jun 1841	Ordinary	121	W. J. Holder	
241	15 Jun 1841	Ordinary	83	W. Cumming	
242	15 Jun 1841	Ordinary	84	W. Cumming	
243	15 Jun 1841	Ordinary	85	W. Cumming	
244	15 Jun 1841	Special	81	E. C. Chetham	
245	15 Jun 1841	Special	82	E. C. Chetham	
246	15 Jun 1841	Special	102	E. C. Chetham	
247	15 Jun 1841	Special	61	C. Lett	
248	15 Jun 1841	Special	49	B. Goldon	
249	15 Jun 1841	Special	54	J. H. Watson	
250	27 Aug 1841	Special	97	C. M. Penny	
251	12 Oct 1841	Special	103	A. Perry	
253	12 Oct 1841	Special	108	K. Mathieson	
254	12 Oct 1841	Special	109	K. Mathieson	
255	12 Oct 1841	Special	110	K. Mathieson	
256	12 Oct 1841	Special	87	J. Duncanson	
257	12 Oct 1841	Special	11	C. E. West	
258	24 Nov 1841	Special	88	Jas. and Jos. Allison	
259	24 Nov 1841	Special	89	Jas. and Jos. Allison	
260	24 Nov 1841	Special	90	Jas. and Jos. Allison	
261	24 Nov 1841	Special	91	Jas. and Jos. Allison	
262	24 Nov 1841	Special	92	Jas. and Jos. Allison	
263	24 Nov 1841	Special	93	Jas. and Jos. Allison	

Memo Land Office – Break in the registry from No. of Registry 303 to 369 and from 517 to 539. In all 88 Transfers missing. Alfred Wills. (on a scrap of paper with no number)

No.30 Surveyor General's Office 27 Dec 1841 Captain WM Smith to Col. William Wakefield

My dear Colonel, Thomas's Party have come to be paid their arrears, the total amount appears to be about two hundred and fifteen pounds. May I beg the favour of you to give Mr Burt an order on the Bank for that amount. I remain, my dear Colonel, very truly yours, W. M. Smith

No.31 Copy of Report of the Principal Surveyor 09 Mar 1842

Survey Office, Wellington 09 Mar 1842 Samuel Charles Brees to Col. William Wakefield

Sir, I have the honor to report for the information of the Court of Directors an account of the proceedings of myself and the Gentlemen placed under my charge since our arrival in New Zealand on the 9th of last month. Capt. Smith being at that time at Manawatu directing the survey of the District of Manawatu and Horowenua. I was necessitated to postpone all operations until his return and was employed in settling myself and family on shore, assorting and examining the Surveying Stores &c also reconnoitring the country and my assistants were occupied in a similar manner.

I attended the surveyor General's Office for the first time on the 22nd of February according to instructions received from you and met Capt. Smith and yourself, an arrangement was then entered into that Capt. Smith should conclude the current quarter terminating 31st of the present month. His reports of the Surveys and accounts will therefore, be complete, and in regard to my

assistants that they should be employed other ways. I am happy to say Capt. Smith has co-operated with me in the most candid manner and we have mutually assisted each other. I accordingly gave directions to my assistants without further delay. The Office maps of the several Districts being in a very bad and unfinished state I at once resolved to make another set and have certain Assistants (Messrs Tiffen, F. Sheppard, Searancke and Whitehead) and several of the Cadets engaged in them, also examining into other matters relating to the Office which I conceive necessary. A large map of the District of Manawatu and Horowenua has also been made under my direction.

A party of my Assistants (Messrs R. Sheppard and Wylie) and some Cadets have been making an examination of the Town, more especially in reference to the Levels of the several lines of communication and may I be allowed to remark that although you do not purpose any alteration at present yet it will add to our knowledge of the capabilities of the several localities as thoroughfares, and must be ultimately of much service.

This party are now taking observations with the Spirit Level and Circumferenter of the country between Wellington and Karori with a view to laying out the best road between these places upon which I have devoted some time and still engaged. The Town business is setting out of sections in Wellington having fallen to my share, I have an Assistant engaged upon it (Mr Whitehead) assisted by some Cadets, and a little difficulty has occurred in consequence of the mistakes of some of Capt Smiths late Assistants, however I hope to be able to neutralize this inconvenience and shall fix such marks upon the ground that the like cannot occur again.

Capt Smith having represented to me that Mr Thomas, Assistant Surveyor at present stationed at Wanganui required strengthening, I despatched an Assistant and two Cadets to him (Mr F. Sheppard and Messrs Hunt and Nicholson) together with 6 men on the 3rd inst., leaving Capt Smith to give his own particular instructions.

I have also had one Assistant (Mr Searancke) and one Cadet (Mr Wills) employed in examining the country at the back of Lowry Bay the final results of which enquiry I am not yet in possession of. I have the honor to subscribe myself, Sir, Your most obedient servant, Sam. Chas. Brees, Principal Surveyor.

True Copy. John Tully.

No.32 Copy of Report of the Principal Surveyor 30 Apr 1842

Principal Surveyors Office, Wellington - Samuel Charles Brees to Colonel William Wakefield

Sir, I beg most respectfully to inform you of the present state of the Surveys and of the operations of the Surveying Staff since I last had the honor of reporting to you (viz on the 9th of March). I delayed reporting until the end of this month for the sake of finishing at the end of each month instead of the middle.

The Assistants and Cadets who came out with me were employed principally upon the same business as stated in my last report until the 1st of April. Mr Tiffen and some of the Cadets were employed in the office.

The Karori road occupied Mr R. Sheppard who I may mention was unable to attend to business for some time from illness and this has been the case with several of the young gentlemen. I have pointed out the line to McDonald and advised him from time respecting the road, staking it out &c.

Mr Whitehead has been occupied upon the town and the posts you recommended will all be inserted in a few days properly branded.

On the 1st of April the other gentlemen belonging to the staff or Capt Smith's staff were under my charge viz Messrs Thomas, Kettle, Harrison, Nankerville, Mewburn and Copps.

Mr Thomas who is stationed at Wanganui where he yet remains.

Mr Kettle who was stationed at the Manawatu came up to the selection of the sections on the 7th of April, he has since proceeded to Manawatu where after completing his arrangements he started on a journey of exploration viz to endeavour to pass up the River Manawatu and gain the upper district of the River Hutt and thence to Port Nicholson, he is expected to find some good flat land in his route.

Mr Harrison and Nankerville are at the Manawatu proceeding with the survey, I have ordered some lines to be cut through the swamps you mentioned to me. I shall soon be in possession of information respecting it. I also propose extending the survey further up the River and wherever possible in this district.

Mr Newburn has been employed in completing his survey of Pawai-Tangi-mu and exploring. He has explored the Ki-warra-warra stream downwards from Karori and other parts of the surrounding country but without finding any available land.

Mr Copps has been employed in finding a road to the Ohariu and in exploring for more land in this district but has not accomplished either.

Mr R. Sheppard has been further engaged in staking out some sections viz Government Domain and some sections in a line within the Kinapora District also in staking out some sections on Watts Peninsula.

Mr Searancke has been engaged in finding a road from the vicinity of the mouth of the Nga Houranga on the coast to join the Porirua Road to... the Hill from Ki-warra-warra but has not succeeded, he succeeded in laying out five sections at Lowry Bay.

Mr F. Sheppard has been engaged staking out the Town and other business in Wanganui.

Mr Wylie has been engaged in exploring beyond the Karori and Ohiro districts &c but has not succeeded in finding any available land.

The Cadets have been engaged under the several Assistants and there are two at Wanganui, Messrs Nicholson and Hunt, and two others at Manawatu, Mr Allom and Mr Wills.

A selection took place on the 7th and 8th of this month when the number of sections given out amounted to 391 of which 244 were chosen viz:

	Number given out	Number chosen
Manawatu	101	97
Horowenua	185	79
Ohariu	37	35
Pawai-Tangi-Mu	68	33
Total	391	244

I have also to inform you that I visited the Manawatu and Wanganui Districts during the present month and congratulate you on the country. I consider the Manawatu in every respect a valuable district the River being wide and deep and affording every means of communication. I take the opportunity of stating that a boat is absolutely necessary for the Manawatu to convey the men and their rations to their several localities, the one at present employed being all to pieces, I ordered it to be repaired if possible when I left.

I may also mention the 'Anne' schooner which left Port Nicholson some time with rations for the men had not arrived up to the time of my leaving on the 2nd of April and very great inconvenience.. arisen from it.

In my journey along the coast I remarked an appearance of communication from Waikini towards Porirua Harbour and I think it highly necessary to explore the country between these districts more especially as available land is still wanted to complete the preliminary sections.

The number of preliminary sections being 1100 of which 624 have been selected 476 consequently remain to be given out. The plan of the Town of Wanganui is made and much of it staked out. I scarcely advise the whole being staked out as they will not be selected for some time, perhaps the best way will be to stake it as selected.

I shall give notice by advertisement this week to the Colonists as you directed. There will also be a number of country sections given out at the same time. I have now only to observe respecting the Preliminary Sections that although I conceive it very important to find every acre of available land around Port Nicholson as it tends to strengthen the place yet as exploring and surveying it is attended with much increased expense. I recommend that we look elsewhere for the remaining 476 sections. I recommend the nearest districts as the valleys extending from the Porirua Harbour to the Coast Otakie and Ohou although I expect many more sections at Manawatu and I intend sending Mr R. Sheppard to superintend that district. I am therefore at present at a partial stand until I receive instructions from you as to your wishes. I have the honor to subscribe myself, Sir, your most obedient servant, Sam. Chas. Brees, Principal Surveyor.

True copy. John Tully.

No.33 Copy of Report of the Principal Surveyor 06 May 1842

Principal Surveyors Office, Wellington - Samuel Charles Brees to Colonel William Wakefield

Sir, I beg to acknowledge the receipt of your letter of the 3rd inst. and will attend to the instructions therein conveyed. Mr Thomas is expected every day from Wanganui and shall be despatched upon the proposed expedition immediately. The schooner 'Anne' made Manawatu on the 26th of last month. I am also happy to inform you that the lines cut through the supposed swamp show it to be excellent land and the further these extend the firmer and better the bottom appears, there is every prospect with this district.

Mr R. Sheppard proceeds there on Monday and will have the direction of the Survey.

I wish to take your opinion as to the necessity of the lines being cut all round the several sections, Capt Smith's plan has been to cut a line along the intended road and just commence the side lines or divisions of the sections and to leave the back lines untouched do you approve of this mode of proceedings. I think it sufficient under ordinary circumstances.

I am thinking of giving notice to those Colonists who made choice in the Ohariu district that a Surveyor would show them their sections instead of writing to each as it is difficulty to deliver the letters to them personally and the same with the other districts if you approve of it.

Several Assistant Surveyors have made an application to me for Tents and Cooking utensils for men, stating the old stock to be worn out, will you please to inform me of your determination respecting it.

I also require the name of the Town of Wanganui to fill into the plan. I beg to subscribe myself, Sir, Your most obedient servant, Sam Chas Brees, Principal Surveyor.

A man named Light who has been employed in the Company's service as a Messenger was twice robbed by mauries, whilst on duty near the River Taracana about 10 miles from Wanganui, I stated that you would probably consider his loss I have enclosed his amount.

True copy. John Tully.

No.34 Wellington 19 May 1842 Samuel Charles Brees to Colonel William Wakefield

Sir, Having understood from you that the Court of Directors had given you directions to stop £57 from the first monies due to me on account of salary said to be the amount of Mr Stayners claim on me, I beg leave to explain when the Court determined on sending me to New Zealand it became my duty to recommence a proper stock of instruments stores &c, superintending which, together with examining the assistants &c, attending the Court &c occupied the whole of my time. I had no leisure for my private affairs. I enquired of Mr Dillon Bell the... respecting getting my goods on board the vessel, he referred me to Capn Reeves the Inspector of shipping, this gentleman again referred me to Mr Stayner the shipping agent of the Company, who, he said, made do every thing for me, the captain being aware of how much of my time was spent at the New Zealand House. I sent my goods under his directions to the docks together with my servants trunk the goods purchased of me by the Court... the surveying instruments, stores &c.

According to my agreement with the Company I was to be allowed "five tons freed from any claim" and two tons for each adult in my family. If my goods exceeded this, I was to defray the same at the usual charge. However I received no instructions from my party of an excess of goods although Mr Stayner was perfectly acquainted with every circumstance. Yet he appears to have charged me with the whole of my goods making no allowance according to my agreement, neither for the goods purchased of me by the Court nor the Surveying stores &c – for instance the goods on the 'Birman' where described in the invoice, sent to me as 5 cases of mathematical instruments & were duly sent to the Companies Store yet they are all set down to my account – again in the invoice of the goods on the 'Clifton' – they are all described as my goods although those belonging to the Company were sent to the Companies premises &c and they are evidently regarded as my goods in the account. I will just reduce it to figures

Total freight of goods according to Mr Stayner	£57 4s 2d
First deduct goods to 'Birman' according to Mr Stayner	£3
Next deduct the Companies Goods purchased by me – the Surveying stores and professional articles belonging to me as books, instruments &c for the use of the Company	£27 2s
Amounting say to half therefore deduct half £54	Balance £27
Now take 5 tons, the allowance for Mr Brees, 2 tons allowance for Mrs Brees and 3 tons for 3 children and 3 servants – making 10 tons – which taken at 50s per ton – the price stated by your clerk gives £25 as total sum of my allowance.	£25
	<u>Balance</u> £2

Thus you will perceive that I have brought forward a balance of £2 due to the Company not that I object to have the whole £57 deducted from my salary if the Court considers it just. I also beg further to observe that I do not consider myself exactly right but believe I am nearer the truth than Mr Stayner since there is evidently some mistake in his account. I have the honour to subscribe myself, Sir, Your most obedient servant, Sam. Chas. Brees, Principal Surveyor.

I must not omit to state that the whole of my goods have not arrived nor all those purchased of me by the Court.

No.35 Principal Surveyors Office, Wellington 25 May 1842 SC Brees to Col William Wakefield

Sir, I beg to inform you that the Surveying proceedings at different parts suffer materially for want of a few tents and cooking utensils for the use of the fieldsmen employed on the Survey. I respectfully suggest the great advantage of providing the same the old ones remaining being in a very bad state I consider 5 tents and 5 sets of cooking utensils to be necessary and shall feel obliged by your forwarding me an order for some, that is, if you think proper. I have the honor to be, Sir, Your most obedient servant, Sam. Chas. Brees, Principal Surveyor.

No.36 Duplicate Report of the Principal Surveyor 01 Jun 1842

Principal Surveyors Office, Wellington - Samuel Charles Brees to Colonel William Wakefield

Sir, I beg to inform you of the progress of the Surveys since I last had the honour of reporting to you viz, on the 6th of last month.

Mr Tiffen has been principally engaged on the several plans, also in ascertaining some disputed points in the town &c

Regarding the plans I must explain that I have several complete sets of the districts in hand plotted to the same scale. I have one set of the Port Nicholson districts 6 inches to the mile as the reference or office copy, by which the position of any particular section can be ascertained. I have another set 4 inches to the mile as a duplicate to be deposited elsewhere in case the office copies should be destroyed by fire, and I have General Index Plans of the same 1 inch and 2 inches to the mile, a copy of each of which is also preparing for England with the last surveys laid down upon them.

I have exactly similar sets preparing of the Manawatu Orewenua and Wanganui districts, likewise the town the plans of which are of course upon a large scale. I take the opportunity of giving you a list of the plans supplied for public purposes.

April 9th. Manawatu district and Orewenua district. Delivered to Mr Halswell to send to the Governor of New Zealand showing the whole of the Sections Chosen up to April 7.

April 29th. Precincts of the Borough of Wellington. Delivered to Colonel Wakefield for the Governor of New Zealand.

May 16th. Company's Blocks in the North and South Islands. Delivered to Colonel Wakefield for the use of the Land Commissioners.

May 16th. Manawatu and Orewenua district. Delivered to Colonel Wakefield for the use of the Land Commissioners.

May 16th. Wanganui District. Delivered to Colonel Wakefield for the use of the Land Commissioners.

May 16th. Index Map. Delivered to Colonel Wakefield for the use of the Land Commissioners.

May 16th. New Plymouth. Delivered to Colonel Wakefield for the use of the Land Commissioners.

May 27th. Town of Wellington. Mr Halswell.

June 1. Town of Wellington. Land Commissioners.

We have been very busy in the office preparing the several plans for the Wanganui Selection of Sections advertised for the 6th of June.

The Cadets in the town during the last month viz Messrs Jollie, Tully, Hunt & Scroggs assisted in the above operations and generally in many other matters of a similar nature. I am happy to state they are progressing very fast.

Mr Whitehead has been engaged principally in finding a road to the Ohariu district which he has accomplished, it strikes off from the Porirua road at about the section No.5 in the Kinapora district. I have inspected it and find with certain deviations I have commended it will be a very good road for the country and much better than could have been expected in fact it is the first road that has been found to this quarter. I shall be able to lay out a few sections along it. The sections chosen at the last selection have been shown to the Proprietors and Agents by Mr Whitehead pursuant to public advertisement.

Mr Wiley has been engaged exploring a branch valley connected with the Ohariu which will yield some sections and the land is very good and available.

Mr Whitehead has also set out a section upon the Hutt &c

Mr Thomas has been engaged in Port Nicholson lately settling the accounts of the Wanganui labourers and upon other matters concerning the Wanganui district &c. I have despatched him on the exploring expedition to the north of Porirua bay mentioned in my last report. I have given him full written instructions, he is accompanied by Mr Mewburn and 6 men, they started on the 23rd of last month the command being given to Mr Thomas who is also going to Wanganui to settle with the men there, and will be present at the selection on the 6th inst.

I advertised the sections in the Pa-wai-tangi-nu to be shown to the Proprietors and Agents on Monday the 30th of last month which Mr Mewburn has done. This gentleman has also been employed in surveying a stream leading from the Kai-warra which gives a few sections, also in staking out Hobson Street &c where some difficulty has occurred from the Maoris repeatedly pulling up the stakes.

Mr Kettle who is now engaged exploring the upper part of the river Manawatu with a view to passing from the Hutt to Port Nicholson, has not been heard of since he reached a distance of about 60 miles beyond Paneiri by the river he describes the land as exceedingly fine. I expect that he will reach Port Nicholson in about 14 days.

Mr R. Sheppard left Port Nicholson on the 10th of last month for Manawatu and takes charge of the surveys in that district and I have every reason to believe that we shall be very successful there, but the season of the year is against me yet I do not despair of having some hundreds of sections ready before long. I cannot give you any detailed account of the proceedings in this district in this report but as I shall be there shortly shall do so fully in my next. The following is a rough list of the men employed at Manawatu on the 21st of May.

Henry Piquenit
John Cummerfield
John Claiden
Daniel Henderson
James Gibbs
Walters Fox
James Ward
George Baron
James Craig
James Cremer
John Cameron
Smart

John Craig
James Campbell
John Murray
Peter Langley
M. Cable
Mathew Wilkins
Alex Chisholm
John Judd
Mark Rotherham
Edward Wagoner
John Eslick
Samuel Bartlett

Lachlan Machinis
James Mitchell
William Holmes
N. T. Hargrave
James Cameron
Samuel Crowther
Duncan Cameron
J. W. Walters
John Jones

I will also give you a full account of the provisions on my return however I beg to suggest that a vessel be dispatched within two weeks of this date with more – say with rations for 40 men for three months as I believe they have about enough for 7 or 8 weeks from this date.

Mr Harrison and Mr Nankerville are still engaged there under Mr R. Sheppard's charge.

Mr F. Sheppard is proceeding with the surveys yet unfinished at Wanganui as the town &c and I shall report more fully respecting this district in my next on my return from the selection. I beg to add that Mr Nicholson, also stationed at Wanganui, will return and be succeeded by Mr Scroggs.

Mr Allom is yet at Manawatu. Mr Norman has also gone to this district. Mr Smith is with Mr Whitehead and Mr Charlton attached to Mr Wiley's survey.

I beg to state that I visit the Karori every week and am glad to remark that Mr McDonald's men are proceeding very well with it. I beg to observe in reference to road in this country that the principal point to bear in mind is drainage, the anticipated traffic being comparatively small. Now as we cannot always metal the road or keep it dry by sub drains scraping &c as practised in England, on account of the expense, labour being very dear in a new colony, some other means must be resorted to, some natural agents, the sun and wind suggest themselves, therefore on all roads through the bush, the trees and shrubs on each side should be cut through with a cross cut saw and thrown back, by which the road is opened and all moisture evaporated; small channels should also be formed where there are any drippings of water, instead of allowing it to stream along the surface of the road – there are many other trifling expedients which may also be resorted to thus a small sub drain should always be made at the foot of a cutting bounding the road since it prevents the water from the higher banks running along the road to the lower level and so down the filling in bank, now by a small channel the water may be taken along the side of the road and carried to the nearest water course and the road left dry. I have also been down a galley from the Porirua road for the purpose of avoiding Kiwarra hill and which is situated between the Nga-hou-ranga and Kiwarra along which a road could be carried but it would be rather expensive, being in rock which however would make an excellent road, I shall not recommend any line until I have examined the whole of the gullies in the route. I have the honor to subscribe myself, Sir, Your obedient servant, Sam Chas Brees, Principal Surveyor.

No.37 Wanganui 11 Jun 1842 Samuel Charles Brees to Colonel William Wakefield

Sir, I beg to inform that I arrived here with much difficulty on Sunday last, Mr Lewis was obliged to stop on the Road, having met with an accident at the Rangatiki in attempting to ford it, the freshes being considerable. Mr Dawson the Police Magistrate approved of the Plan of the Town, but sent in a protest respecting their being no Reserves in it for the Natives. I beg to inclose his letter and my reply. I am happy further to add that the selection passed off with much good feeling. The following is an account of the Numbers chosen.

	Country Sections chosen	Native Reserves	Reserved
First day 6 th June	57	9	11
Second day 7 th June	22	1	8
Total	79	10	19

	Town Sections chosen	Town Sec Company	Reserved
Second day 7 th June	182	182	18
Third day 8 th June	61	61	14
Total	243	243	32

There is much to do in this district even yet, which I shall explain in a report on my return to Port Nicholson – however I shall leave only four men there.

I intend remaining at Manawatu a week or two and shall then proceed to Port Nicholson. I am sorry to inform you that the 'Endeavour' schooner which left Port Nicholson about 7 weeks back for Manawatu & Wanganui was on shore on the south side of the Wangio River as we passed; (Sunday) the Captain having mistaken this for the Wanganui & run her ashore on Thursday night although the wind would have taken easily into Port. There were many things of the Company's

on board which I shall have conveyed from the Wreck to Wanganui. I have the honour to remain Sir, Your most obedient servant, Samuel Charles Brees. A true copy Edward Abbott.

Wanganui 06 Jun 1842 Gilbert Francis Dawson to Capt. Smith, R.A.

Sir, I am instructed by His Excellency the Governor to attend on all occasions of land being offered for selection in this District by the New Zealand Company & see that justice is done to the Natives in apportioning allotments for their use. I have been informed that in the selection of Town Sections to take place this day it is not intended that any reserves should be made for the Natives. It is therefore my duty to protest against the unfairness of the proceeding and to transmit a report of it to His Excellency. I have the honor to be Sir, your very obedient servant, Gilbert Francis Dawson, Police Magistrate.

Wanganui 06 Jun 1842 Samuel Charles Brees, Survey Office to Gilbert Francis Dawson

Sir, Capt. Smith having handed over to me, as the Officer having charge of the Selection of Land now about to be thrown open by the New Zealand Company; your letter of this day directed to him protesting against there being "no Reserves for the Natives" in the Township of Wanganui. I beg to forward you an extract from my instructions from the Principal Agent of the New Zealand Company in reference to this point. I am Sir, your most obedient Servant, Samuel Charles Brees, Principal Surveyor, New Zealand Company.

Extract from Colonel Wakefield's instructions to Mr Brees. "As the stipulated portion of the district has been or will be reserved in the Country Sections for the Natives you will not choose any Town Sections for them. Should it hereafter be decided by the Company to whom I have referred for instructions on this point, to give the Natives town reserves, they will be taken from those now made by the Company.

No.38 Wellington 29 Jun 1842 Samuel Charles Brees to Colonel William Wakefield

Sir, I beg to forward a letter I have received from Mr Nankevill assistant Surveyor respecting an advance in his Salary. I have found him very attentive and ... in his duties since I have had the direction of the Surveys and as such recommend him to your favourable notice. I shall be happy to communicate your decision to him. I remain, Sir, your most obedient servant, Samuel Charles Brees, Principal Surveyor, New Zealand Company.

No.38a Report of an Exploring Expedition undertaken by Mr C. H. Kettle between the Rivers Manawatu and Hutt during May and June 1842 submitted to Colonel Wakefield the Principal Agent of the New Zealand Company.

Transcript: www.nzpictures.co.nz/pandoraresearchANZ-NZC110-1-38a.pdf

No.39 Wellington 05 Jul 1842 Samuel Charles Brees to Colonel William Wakefield

Note: This letter includes a map of part of the Harbour District showing: Bellsizes point, Wade's Town, Kai-wara-wara, Old Porirua Road, Porirua Road, Ngauranga and Harbour District Country Sections 2-8 & sections 5, 6 and 9 west of the Porirua Road.

Sir, I have the honour to report to you that I inspected the new Road now making at Ki Warra yesterday, and passed along each of the Trial lines, namely, the one cut by Mr McDonald, and that cut by Mr Whitehead. The Road has been commenced on the North Bank of the Ki Warra Stream, and I beg in the first place to remark that I should have preferred carrying it along the South Bank, as it would have avoided much expense, and been better in other respects. Mr McDonald's line runs direct up a very steep hill for the first quarter of a mile, taking a Northern direction, and passing out of Section No.3 and into Section No.4 and so into the Government domain, and after a short distance joins Mr Whitehead's line, and passes into the present Porirua Road at a little distance beyond the Hill. With the exception of the first part, which is very steep, and apparently incapable of improvement, the Road may be described as good; but the above objection may be considered as almost fatal to passing a Road along it. Mr Whitehead's line bears more to the West, and skirts the Hills, and likewise passes through the Government domain, and, as before stated, into the Porirua Road. This line is much the best in point of levels, and there is nothing very objectionable in this respect, with the exception of the first quarter of a mile, it may readily be reformed. This part is along a narrow ledge, at the foot of a perpendicular

rock and certainly difficult, but it could be overcome: however I have recommended a deviation here to avoid it, which is not unlikely to be found. There is also another bad part in this line but nothing serious; this, I also think, may be partly rectified. Mr Whitehead's line is the longest, but the difference in this respect, is not of sufficient importance to affect its general merits. I must explain that although a good Road can be made in this direction, yet it cannot be done without difficulty; and perhaps I shall not exceed my duty if I caution you that this Road requires great care in forming; the soil being very loose and treacherous, also liable to slips, and, unless executed with some judgement it will be subject to occasional derangement. I have the honour to be Sir, your obedient Servant, Samuel Charles Brees.

No.40 Survey Office 08 Jul 1842 Samuel Charles Brees to Colonel William Wakefield

Sir, Agreeable to your instructions I have accompanied Mr McDonald's foreman down a valley from the Ngahourangi to the Porirua road and examined the lines &c as far as was practicable without making a Survey &c. I passed down the Ngahourangi stream on a former occasion viz 1st April last, from Section 11 on the Kinapora district and beg to give you an account of it. I found the distance to the pah rather long, about 4 hours journey part of the way was tolerably good and the last half was much the worst, being through rocks and the banks were very precipitous, with waterfalls, one or two from 10 to 20 feet in height. I therefore would not advise a road being carried along it, the banks in some parts are also too steep for side cutting. I cannot say without making a survey whether the line of country afforded means of avoiding the bad parts. I must apprise you that a good road might be made along the gully, but I would not recommend it on account of the expense. I remarked a small tributary, when about half way down the stream running from the south west or right hand side which is the gully I came down yesterday (Mr McDonald's valley) and have now to add that it is very contracted and difficult the banks are steep and of the same character as those of the principal stream, there is one fall not less than 20 feet in height. It took me $\frac{3}{4}$ of an hour passing down from the Porirua road to the Ngahourangi stream and the above mentioned gully. Therefore as this route of communication from the beach to the Porirua road would comprise a large portion, if not the most difficult part of the Ngahourangi stream I should almost prefer going direct up the principal stream, but the proper course depends entirely on the nature of the ground above the banks of the valley which it is impossible to judge of, without making a more detailed examination. It is now my duty to describe another gully I have been down, which is situated about midway between Kiwarra and Ngahourangi. It commences at about the termination of the first mile of the Porirua road, not far from the point where the line passing through the Government Domain enters. The time occupied in passing down it was about 30 or 40 minutes. About one third to one half the distance may be readily overcome much of it not even requiring side cutting and the other portion is of exactly the same character as the Ngahourangi, the banks, if not better, are decidedly not worse than the latter. In conclusion I beg to state that of these several lines, I should prefer trying this, since it is considerably shorter than the others, and where the works must be expensive the length of the line is of some importance. This line is also nearer the city and more accessible for the sectionists situated at the extremity of the district. I have the honor to subscribe myself Sir, Your most obedient servant, Samuel Charles Brees, Principal Surveyor.

No.41 Wellington 18 Jul 1842 Samuel Charles Brees to Colonel William Wakefield

Sir, I have the honor to inform you of the progress of the Surveys. I gave you an account of the selection of sections at Wanganui on the 6th, 7th & 8th of last month in my report of the 11th ult., and after examining the surveys at Wanganui & Manawatu I returned to Wellington the 25th inst.

Mr F. Sheppard is now engaged in setting out sections in the Town per requisition from the Colonists &c. I have only four men employed there at present and the storekeeper. The work required to complete the survey at Wanganui may be described as follows. The several country sections chosen at the last selection from the plan, which were not marked out upon the ground comprising about eleven being in fact reserves for those spots which require to be staked out. The several Town and Country sections require to be shown to proprietors which entails the work of recutting, remeasuring, and restaking the lines, as the new grown fern in some parts and the fires of the mauries in others have completely obliterated the old lines. This is rather a heavy undertaking but I shall not cut more than is absolutely necessary. These will occupy the strength

at present at Wanganui for some time. Mr Nicholson has returned to Port Nicholson and Mr Scroggs has taken his place at Wanganui.

The survey at Manawatu is proceeding as fast as possible at this period of the year the freshes and floods offering great impediments. Mr R. Sheppard, Mr Harrison and Mr Nankerville, assistant surveyors, and Messrs Allom and Norman cadets remain there.

Mr Thomas assisted at the selection at Wanganui and superintended the recovery of the stores from the 'Enterprise' wreck at Wangio.

Mr Whitehead has been engaged in finding a road to avoid Ki-warra hill and has taken plans and sections of different routes of which you have separate reports, he has also been occupied in laying down the Ohariu Road and the Ki-warra &c on the plans and in laying out some of the Town sections per requisition of the Colonists.

Mr Newburn has been employed in attempting to make his way through the Porirua bush to the coast (as stated in my report of 1st June) accompanied by Mr Smith cadet who has cut a line to some distance. I received a letter from Mr Newburn on the 2nd of July containing his resignation from the Surveying Staff which I immediately accepted. Mr Thomas who originally had the charge of this expedition is now carrying it on.

Mr Wylie has been employed at the Ohariu district and is accompanied by Mr Charlton cadet and has nearly completed his survey.

Mr Kettle returned from his expedition down the Hutt on 8th of June, the reports and maps of which have been forwarded to you. I intend going up the Hutt as soon as the floods will allow for the purpose of laying out some more sections. Mr Kettle is at present engaged in recutting the principal line of the Ohiro district and is accompanied by Mr Wills cadet.

The following is a list of the drawings that have issued from the Office since the 31st May.

- [1] Plan of the Town of Wellington - for the Land Commissioners.
- [2] Plan of the Town of Wanganui; plan of the Country sections at present laid out at Wanganui; plan of the Manawatu and Horowenua districts – all sent to England.
- [3] Plan of the Manawatu and Horowenua districts – for the Protector of Aborigines

Mr Tiffen has been principally engaged on these and several other plans in which he has been assisted by Messrs Jollie, Tully, Hunt and other cadets.

I beg further to inform you that I am preparing detailed returns of the expenses of the first quarter (since I have had the direction of the surveys) ending 30th June also the amount of work, wet weather, time consumed in conveying rations &c which I shall have the honor of laying before you soon together with some remarks on the business connected with surveying lands for the purposes of Colonization. I have the honor to subscribe myself Sir, your most obedient servant Samuel Charles Brees, Principal Surveyor. True copy John Tully.

No.42 Wellington 22 Aug 1842 Samuel Charles Brees to Colonel William Wakefield

Sir, I have the honour to inform you of the progress of the Surveys since the date of my last report (18th ultimo). The Survey of the District of the Manawatu is proceeding with much expedition taking the time of year into consideration. The river is now surveyed to a distance of 18 miles above Panieri measuring along its course, or about 6 miles in a straight line, and there will be sections along the bank and thence across the Toi Toi Flat to the hills. The Maoris made a slight show of resistance to our progress and as usual demanded more "Utu" alleging that they had not sold the land beyond the Panieri but all... were instantly... as I had given directions (amounting to near 40...) which had the desired effect. The lines already cut will afford about 300 sections and many more will soon be ready and I am happy to state that the land under Survey is very good. The soil along the river bank is preferable to that already given out and of greater elevation. The Toi Toi flat is not a swamp (as supposed) but excellent land, it is however subject

to be flooded during the winter from the want of cuts to carry off the water arriving from rain and floods from the hills. I am of opinion that this may be accomplished without any difficulty. Mr Robert Sheppard, assistant surveyor, has the direction of the Survey and Messrs Harrison and Nankerville are the assistant surveyors and Messrs Allom and Norman cadets.

Mr Frederick Sheppard is proceeding with the business connected with the Surveys at Wanganui in setting out Sections &c per requisition of the Colonists. The Maoris under the Chief "Maiwai" have lately stopped him whilst prolonging No.1 to set out the Sections chosen on that line at the last selection being reserves for that part, asserting that the land belonged to him (Maiwai). Mr Dawson the Magistrate and the Missionary Minister Mr Mason reasoned with him but without avail, however I have no doubt that this mistake will soon be set right.

Mr Whitehead, assistant surveyor, has been engaged principally in exploring for the New opening into the present Porirua road and taking Plans & Sections of it, also in making out some Town acres &c.

Mr Thomas, assistant surveyor, is yet engaged on the New District on the north side of Porirua Harbour. The difficulties connected with this undertaking are great on account of the distance the rations have to be conveyed, yet I hope it will soon be my pleasant duty to lay before you a detailed account of the Country Sections. Mr Smith, cadet, accompanies Mr Thomas.

Mr Wylie, assistant surveyor, is engaged in the Ohariu District the land in this district is very level and finely timbered and the soil excellent. The Valley under Survey lies parallel with the district already given out and there is a small valley running from it to the east at the Northern extremity which also affords sections. There will be about forty sections in connection with this district which will be ready for Selection in a few weeks. Mr Charlton, cadet, accompanies Mr Wylie.

Mr Kettle, assistant surveyor, has been engaged in remeasuring some lines connected with the Ohiro District in order to ascertain and rectify certain errors in the old Survey of this portion of the Settlement and which I can accomplish without prejudice to any party but I am sorry to add that he has been able to attend but little to his duties during the last month from illness. Several of the Staff as Messrs Whitehead, Wylie, Wills &c have also been indisposed probably from exposure to the weather (in some instances) this being the most inclement month in the year and since we have had more than an average share of rain and wind lately.

The following is a list of the drawings that have been issued from the Office during the last month.

Duplicate copy of the Country Sections at present laid out at Wanganui – sent to England
Reconnaissance of the river Manawatu, Plan accompanying Mr Kettle's report – sent to England
Plan of Mr Kettle's route from the Manawatu to the Hutt – sent to England
Plan of the borough of Wellington shewing the bounds &c – for the Chief Magistrate

Mr Tiffen has been engaged in the Office &c as before. The following cadets have assisted him, Messrs Jollie, Tully, Wills & Hunt.

I have the honor to subscribe myself Sir, your most obedient servant, Samuel Charles Brees, Principal Surveyor.

No.43 Samuel Charles Brees to Colonel William Wakefield 03 Sep 1842

Sir, I am hurt by your expressions to me this morning respecting the surveys, since I am proceeding with every energy also to the best of my judgment and feel assured the result will prove satisfactory. I can assure you, Sir, it is a severe trial for a honourable man to be spoken to, in the manner you sometimes address me and such that I have never before experienced. If there is anything which you disapprove, let me know, that I may amend it. I have been in constant intercourse with you and...myself, I was carrying out your wishes. Perhaps the best course will be for me to state my plans and you will please to make whatever deviations you may

think proper. Therefore, I beg to inform you that I intend throwing open to choice for the Preliminary Sections the land at present under survey; on Monday 2 January 1843 and to survey as many sections as possible by that time, without any reference to the number required, further than taking care to exceed that number; and I am led to fix this day from the necessity of giving sufficient notice in the Public Papers, to the holders of choices say 2 or 3 months; and to secure fine weather for inspecting them. I beg to remain, Sir, your most obedient servant, Samuel Charles Brees.

No.44 Wellington 07 Sep 1842 Samuel Charles Brees to Colonel William Wakefield

Sir, I beg to acknowledge the receipt of your letter of 5th instant. It is my intention to ascertain personally the quality and quantity of the land mentioned in your letter immediately. Nothing but my sudden illness prevented it before. I have no reason to doubt that I shall accomplish it this month. Mr Sheppard started from Manawatu on last Sunday week 28th ult., arrived at Port Nicholson 31st August. I required answers to several queries that could not be done by letter, it also accommodated his private views, Mrs Sheppard being near her confinement and since he has been away more than four months, I thought it prudent to give him a short leave of absence, more especially as it was absolutely necessary to interrogate him on certain numerical matters respecting my returns. I will dispatch him to Manawatu immediately. I must also inform you that the Surveys lately in progress at Manawatu have not merely comprised the Sections to be given out 1st January 1843, but a considerable portion of those given out at the last Selection, which I was obliged to survey before I could extend the several lines and lay our more land. I have the honor to subscribe myself Sir, your most obedient servant, Samuel Charles Brees, Principal Surveyor.

I take the opportunity of enquiring whether you recommend the Boat at Manawatu being disposed of. I believe a man has offered £4 for it. In former reports, I described it as in a very bad state, we cannot use it now, but are obliged to pay the natives for Canoe hire, it is my intention to purchase a large Canoe if possible for the men.

No.45 Number of Native Reserves chosen

Port Nicholson (45), Horewenua & Manawatu (37), Wanganui (27) – Total 109

Wellington 14 Sep 1842 Samuel Charles Brees to Capt Smith, R.A.

Sir, I beg to acknowledge the receipt of yours of this morning and in reply forward the accompanying list of Sections, laid out in the places and I therefore presume to be surveyed. Number of sections surveyed by Capt Smith and his staff – according to plans 499. Number of sections surveyed by Capt Smith and his staff for Horowenua and Manawatu – according to plans 286. Number of sections surveyed by Capt Smith and his staff for Wanganui – according to plans 356. Surveyed by new staff before 30 June – 11. Total 1152.

Wellington 14 Sep 1842 Samuel Charles Brees to Capt. W. M. Smith, R.A.

Sir, I beg to hand you the accompanying certificate and hope it will answer the purpose intended. I will forward the certificate for the remainder of the Sections surveyed (if any) when my reports and accounts are made up.

Wellington 14 Sep 1842 Samuel Charles Brees

I hereby certify that Capt W. M. Smith late Principal Surveyor New Zealand Company and the staff of Surveyors have surveyed 1000 sections (one thousand) of land or 100,000 acres from the commencement of the Survey up to 30th June 1842.

Wellington 15 Sep 1842 Samuel Charles Brees to Colonel William Wakefield

Sir, I beg to inform you, in answering to your note of last evening that the number of Sections chosen at Wanganui amounts to 279 – which have been surveyed by Capt Smith and staff and I cannot undertake to say, at present, that any more have been surveyed by him.

No.46 Wellington 01 Oct 1842 Samuel Charles Brees to Colonel William Wakefield

Sir, I have the honour to inform you of the progress of the Surveys. I have examined the Country at the upper part of the Hutt; the land already surveyed and selected in this District may be described as the lower valley and extends from Petoni upward to above seven miles distance when the valley narrows almost to a gorge. After passing through this gorge the hills on the west side skirt the river, but an extensive plain extends on the other side consisting of very fine land and abounding in splendid Totara trees. I was so satisfied with the land that I instantly commenced the Survey of it. Mr Whitehead, assistant surveyor, with a party of Fieldmen is engaged taking a plan of this part of the river and Mr Kettle is cutting cross lines to the hills and no more Surveyors can be advantageously employed upon it at present. As we proceed no doubt we shall discover that the valley extends on both sides of the river. Regarding the means of communication of this district with the Town of Wellington I beg to observe that the western side of the river appears to be the proper side for the road and by forming it along the foot of the hills good metalling might be obtained and it could be elevated above the reaches of floods. The road might continue on this side of the river as far as the gorge which is a good spot for crossing and so pass this the Totara Valley. I expect that the greater part of this valley is elevated above the level of the Floods. I do not mean to affirm that this new district is never flooded, but that I should not be surprised to find this to be the case and that the Flood water is confined to a few low parts forming partial marshes being dammed up at ordinary times. Messrs Wills, Nicholson & Hunt, cadets are also assisting in this District, the great difficulty connected with the undertaking consists in conveying rations. The ration Carriers pass along the west side to the gorge when they wade across the river, a rope being stretched from one bank to the other to support them against the current, but the flood increases the height of water so much that the men are frequently prevented from crossing. I have agreed with a man to convey the rations and who intends to station a boat at this point.

I have also inspected the Hiroki Line since I last reported to you. This line commences at near Section No.10 in the Kinaporo District it stretches towards the North East and is intended to pass around the East side of the Porirua harbour through the Nawai tangi mu District, the line then runs about north from the Harbour to the Coast coming out at Waikanai. The line from Porirua Harbour to the coast is cut and is probably about 12 miles long, the first three or four miles passes through excellent land affording about 20 or 25 Sections, and the land at Waikanai is good being nearly all in cultivation by the Maories. The rest of the line is in very hilly country but an advantageous section may occasionally be found. The communication of the line at the Kinapora has been cut a distance of about 8 miles the whole of which will afford good sections although the country is rather hilly: it now remains to join this with Porirua Harbour, to complete the line of communication with the coast and which is now in progress. This line of road will also throw open the Tukapu and Pawaitangi-nui district and sections around Porirua harbour. I have much satisfaction in stating that the country at present explored will afford a good road and that there is every prospect of forming a junction of the two lines. Mr Thomas, assistant surveyor, and Mr Smith, cadet, are engaged in this District. Mr Wylie has almost completed staking out the Ohariu district when he will assist on the Horoki Line.

The Surveyors at Manawatu have been much perplexed by floods lately the Survey has been proceeding as described in my report of the 22nd August last under the same Assistant Surveyors and cadets and the same remark may be applied to Wanganui.

The following is a list of the Drawings that have been issued from the Office during the date of my report of the 22nd August.

- [1] Section Porirua Road and Section of Karori Road – sent to Colonel Wakefield for the Governor of New Zealand
- [2] Town of Wellington; Country sections at present laid out at Wanganui; General index plan of the District around Port Nicholson; Country sections at present laid out at Manawatu – for the Lord Bishop of New Zealand

Mr Tiffen has been engaged in the Office as usual and in setting out some Town Work. The Cadets are progressing. Mr Nicholson, Tully and others took the Plan of the road to Petoni for the "Inspector of Works" and Mr Tully has also been engaged surveying the Kaiwarra Stream from Karori to Captain Daniell's new Section which will be laid out in Sections.

A very descriptive statement having appeared in the New Zealand Colonist regarding the quantity of available land in the neighbourhood of Port Nicholson and the Editors notions of same being also erroneous. I prepared the following document from the Official Plans and sent it with your concurrence to the Editor of the paper accompanied with suitable explanations.

Statement of the numbers of Country Sections surveyed and chosen in the District of Port Nicholson.

Name of District	Sections surveyed before 8 th April		Sections under Survey
	Number laid out	Number chosen	
Town district	7	7	
Harbour district	69	51	
Evans Bay district	4	4	
Ohiro district	18	18	
Karori	24	24	
Makara	39	39	
Kinapora/Porirua	108	108	8
Tukapu	39	39	
Ohariu	37	35	40
Hutt	74	74	100
Watt's Peninsula	12	11	
Pawai tangi-mu	68	33	
Lowry Bay			5
Horoki (probably)			150
Karo Karo & sundry parts			10
Totals	499	443	313

Statement of the number of country sections surveyed and chosen in the district of Manawatu

Horowenua	185	79	
Manawatu	101	97	300
Totals	286	176	300

District of Wanganui

Right bank of river	180	114	
Left bank of river	187	165	
Totals	367	279	

The Town of Wanganui has also been laid out and the Sections chosen.

The number of sections under Survey that will be ready before 01 January 1843
Port Nicholson (313), Manawatu (300) – total 613

I beg to observe that the actual number that will be then ready will in all probability exceed this statement. I have drawn up the following list of the number of sections that will be ready by the first of December 1842 supposing the weather to remain moderately fine and no great contingency occurs. Kinapora/Porirua (8 probably), Ohariu (44 at least), Hutt (50 at least), Lowry Bay (5), Heroki line (50 probably), Sundry parts (say 10), Manawatu (200 at least) – total 367

No.47 Wellington 12 Dec 1842 Samuel Charles Brees to Colonel William Wakefield
Sir, I have the honour to forward a Duplicate copy of the map of the Town of Wellington Port Nicholson, scale 8 inches to a mile. That portion of the Town Belt not set out on the ground, when the large map was sent (Sept 7th) has since been completed. The whole is therefore perfect. A view of the Wairarapa is also enclosed, copied from sketches made on the authority of Mr Fox. The Survey is proceeding as described in my last Report. The Hutt Road advances rapidly, it has now reached a distance upwards of half a mile along the hills at the gorge. I have the honour to be Sir your most obedient servant, Samuel Charles Brees.

No.48 Wellington 12 Dec 1842 Samuel Charles Brees to Colonel William Wakefield
Sir, I have the honour to inform you of the progress of the Surveys during your absence at Auckland. In my last report of 1st Oct 1842 I stated that I had commenced the Survey of the upper district of the Hutt. Messrs Kettle & Whitehead, assistant surveyors, have Messrs Wills, Nicholson and Hunt, cadets, have been proceeding with the Survey there. Mr Whitehead has been cutting lines and surveying up the River while Mr Kettle laid out the land to the hills and surveyed a tributary on the west bank called the Mungaroo which turns in a South Easterly direction and opens into a small valley which is nearly parallel with the Hutt being separated from it by Fern Hills of moderate elevation. The land through which the lines pass, varies. The banks of the River are mostly covered with excellent soil and Totara trees many being of gigantic proportions are very numerous, there are also some hilly points upon which the birch grows where the soil changes and stones appeared. The whole of the Country is remarkably level open and easy of access and grass is rather plentiful in some parts. There is but little land in the west side of the river, but it is highly probable that there are also vallies on this side. I have reason to believe that the statement contained in my last report respecting the Floods in this part are tolerably correct and that the country is not overflowed from the river, but the rain from the hills collects in low parts and back water creeks are also found.

The Horoki Line has also proceeded under Mr Thomas, assistant surveyor, & Mr Smith, cadet. The former gentleman having a vessel building at Otaki which was commenced before he was appointed to the Surveying Staff, an account having reached Wellington of it's being wrecked immediately after the launch I allowed him a weeks leave of absence to get her off the sands which he accomplished and Mr Tiffen continued the exploring and cutting during his absence. My Wylie after completing everything connected with the Ohariu district has been employed since in measuring and surveying the Horoki Line. Mr Tiffen & Mr R. Sheppard are also engaged on this line.

The Sections around Kaiwarra warra have been laid off by Mr Tiffen and assisted by Mr Tully, cadet, and although hilly may be considered eligible from their close connection with the town.

The Surveys at Manawatu being far advanced I diminished the staff there to 12 Fieldmen and two assistant surveyors, Mr Harrison and Mr Nankerville and Mr H. Sheppard returned to Port Nicholson with the plans accompanied by Messrs Norman and Allom, cadets, who will assist in the Selection Plans.

Mr Tiffen, who has been principally employed in the Office and upon Town Work heretofore having unfortunately lost his wife, upon his reattendance to business, I despatched to the bush and changed his occupation he has been employed at the Horoki &c as before stated.

The following plans have been issued from the Office since my last.

- [1] Plan of the Town of Wanganui – for the Governor of New Zealand and sent to Colonel Wakefield at Auckland
- [2] Pocket copy of the Map of the First Settlement of the N.Z. Company shewing Port Nicholson, Manawatu and Wanganui and with the adjacent Country and Coast – for Colonel Wakefield.

Mr F. Sheppard is still at Wanganui setting out Sections for Colonists and completing the work you gave me instructions to have a drain made in the Streets when the men employed had time this could not be accomplished for want of tools. I have since received a letter from the Colonists there containing a request that the men be employed in clearing the Streets &c which I replied to by stating that I had no power to employ the Fieldmen in any other than surveying operations, but would lay the letter before you. I beg to forward the document and wait your instructions respecting it. Upon your suggestion I inserted the following advertisement on the 8th Oct 1842. I have since continued in both papers.

Notice is hereby given that the Country Land now under Survey will be thrown open for Selection for the Preliminary Sections at present remaining unchosen on Monday the 1st January 1843 and following days commencing at 11 a.m. and closing at 4 p.m. precisely and being as follows.

District of the Ohariu the sections are situated in the valley parallel with that given out at the last selection and comprise at least 44. District of the Hutt 100. The Sections are laid out at the upper part of the River and are connected with those already given out. Plans to be ready 1st December 1842. District of Horoki extending from near Section 10 Kinapora district towards the coast at Waikanai probably 130. Plans to be ready 1st December 1842. District of Lowry Bay Port Nicholson 5. Plans now ready. Porirua Kinapora and sundry parts around Port Nicholson. Plans to be ready 1st November 1842. District of Manawatu the Sections extend along the bank of the River, above those given out at the last Selection, thence to the hills and comprise at least 300. Plans to be ready 1st December 1842. The field plots may be seen at the present time at the Survey Stations of the different districts respectively. In order to accommodate the holders of early choices arrangements have been made for the party possessing the first order of choice, successively making their selections at the Survey Office, as soon as the plans are ready.

Regarding the probabilities of this being accomplished or in other words of my being ready by the 2nd January I see no cause for alarm, but a more embarrassing undertaking, I never had, there has been scarce three or four weeks fine weather since the appearance of the advertisement, which together with the great distances from the scenes of operation & consequent difficulties of conveying Rations & liability to be cut off by Floods, which have been at their maximum height during the period alluded to, I have kept Native Carriers constantly on the Road & watching the right moment to cross the streams & have repeatedly inspected every district & kept the whole of the Surveyors Cadets & Fieldmen constantly in the field who thus availed themselves of any favourable changes in the weather without loss of time.

Perhaps I may be allowed to observe that although the weather has been bad for surveying operations it's effect upon vegetation has been remarkable, there having been a constant succession of warm rains.

I have forwarded the whole of the Accounts & Returns of Fieldmen employed during the period of my having Charge of the Surveys, to the Accountant who being now aware of the various circumstances connected with the paying the men has suggested a mode which I think will answer very well.

I received a verbal application from the Mayor & Aldermen of the Borough of Wellington, for a plan of the Town signed by the Surveyor General of New Zealand which plan I have never seen. I therefore concluded the Surveyor General must have in his possession and informed them accordingly & subsequently received a letter from the Town Clerk requesting me to set out a portion of the beach (the site of the fire) which I respectfully declined, I subjoin the Correspondence:

Town Council Office, Tuesday 15 Nov 1842 to Samuel Charles Brees

Sir, I am directed by the Town Council to request you will be pleased to set out the line of the Street along Thorndon Quay according to the plan of the Town from which the Sections were chosen as the Corporation is not in possession of any document to

define the boundaries of the street. I am, Sir, Your obedient Servant, George White, Town Council.

Survey Office, Wellington, 18 Nov 1842 to George White, Town Clerk, Borough of Wellington. Sir, I beg to acknowledge the receipt of your letter of the 15th instant containing a request from the Town Council that I set out the line of Road along Thorndon Quay. It is the duty of the Principal Surveyor of the New Zealand Company after having surveyed the land to shew the several parties who have made selections their respective lots. This has been done in the locality referred to above & I apprehend that setting it out again would be a departure from my instructions & therefore most respectfully decline, but I beg to add that I will afford the Town Surveyor every facility in my power to enable him to secure the public property of the Borough, I am Sir, Your obedient servant, Samuel Charles Brees, Principal Surveyor.

I am also happy to inform you that the roads which you were pleased to place directly under my charge from 1st October have been proceeding very successfully. The Karori Road is now nearly completed to the Kai-warra-warra Stream across which I am constructing a bridge simple but tolerably substantial & the Road is formed for some distance on the other side. I have let another contract on the Porirua Road Contract No.4 which comprises a distance of 60 chains at £7 per chain, the reason of my extending the length of the Contract beyond what you instructed me viz: about 20 chains, was from their being no metal for ballasting within that distance whence it would have necessitated the Contractors to have proceeded further for ballasting which would have amounted to the same thing I therefore thought it best to let a greater distance at once. Having I believe enumerated everything of moment that has transpired, I have the honour to subscribe myself, Sir, Your most obedient servant, Samuel Charles Brees, Principal Surveyor & Civil Engineer.

No.49 Letter dated 17 Dec 1842 Samuel Charles Brees to Colonel William Wakefield
Mr Dear Colonel, I have just received your letter respecting the repairs of the Petoni road. I gave Mr Tully directions to go to Mr Master ... to take the whole of the men to the Petoni road at once – and this cadet has... of the Karori Road. This occurred on Thursday and which was a wet day. I found he had not gone by the next morning but sent him off direct to Mr Master with precise instructions. I am sorry this delay should have occurred but am more sorry to remark that similar neglect or carelessness is too frequent notwithstanding all I can do, I remain, Mr Dear Colonel, Yours... truly, Samuel Charles Brees.

No.50 Letter dated 19 Dec 1842 Samuel Charles Brees to Colonel William Wakefield
Dear Colonel, The number of Native Reserves remaining unchosen is 25 thus: Chosen 85, Unchosen 25 – Total 110. Yours... truly, Samuel Charles Brees

No.51 Survey Office, Wellington 26 Dec 1842 Samuel Charles Brees to Col William Wakefield
Sir, The 'Clydeside' being about to sail direct for England and our instruments being in a very imperfect state from the roughness of the work on which they are employed I have considered it my duty to send such of the instruments as are of no use whatever home to be repaired, and also beg to enclose a Requisition for some new ones. I have the honour to be, Sir, Your obedient servant, Samuel Charles Brees, Principal Surveyor.

No.52 Letter dated 30 Dec 1842 Samuel Charles Brees to Colonel William Wakefield
My Dear Colonel, Mr Ludlam has brought a theodolite to the Survey Office and requested me to examine. I have done so. I can testify to these good adjustments of the instrument and the quality of the workmanship. I am, Mr Dear Colonel, Yours... faithfully, Samuel Charles Brees.

No.53 Letter with not date from Samuel Charles Brees to Colonel William Wakefield
Sir, I have looked over Mr Johnston's account for repairing office and find it quite exorbitant therefore cannot recommend the payment. The work must be properly measured by a Surveyor and the value ascertained. I am, Sir, Your most obedient servant, Samuel Charles Brees, Port Nicholson, New Zealand Company.

No.54 Letter with no date Samuel Charles Brees to Colonel William Wakefield

Dear Colonel, Having seen a very erroneous account of Port Nicholson in the Colonist and the Editors remarks being very little better as respects the statement of the quantity of land here – I have just made out a statement of the true amount same. If you think it worthwhile to send it to the Editor I will do so. Yours... truly, S. C. Brees.

No.55 Undated note from Samuel Charles Brees to Colonel William Wakefield

Mr Newburn has returned all instruments &c connected with the Survey Office and I have no further claim upon him. Yours very faithfully, Samuel Charles Brees.

No.56 Undated letter Surveyor General's Office to Colonel William Wakefield

Sir, As I intend setting the new Surveyors & Cadets at work immediately you will oblige by forwarding an order upon the Storekeeper for the necessary instruments and other requisites in his possession. I beg to subscribe myself, Sir, Your very obedient servant, Samuel Charles Brees.

No.57 Principal Agent's Office 09 Jan 1843 James Kelham to Samuel Charles Brees

Dear Sir, I have to request you will receive your authorisation of the accompanying amounts, and see if some or the whole do not belong to the Roads, instead of the Surveys. I am, Dear Sir, Yours obediently, James Kelham.

Reply to James Kelham

Dear Sir, There was one Bill stated erroneously by the Clerk to be for the Survey whereas it was for the Road which I have corrected. I signed it and told him to fill in the form – it will give you some idea of ... I can trust Mr Abbott, Yours very truly, S. C. Brees.

No.58 Survey Office Wellington 14 Jan 1843 Samuel Charles Brees to Colonel William Wakefield

Sir, I have the honour to inform you of the progress of the Surveys. In my last report I expressed my determination that the land announced for Selection on the 2nd instant should be ready in time, which I have much satisfaction in stating was accomplished the Selection taking place according to the advertisements as you are aware. The several Surveyors & Cadets were employed respectively in the districts mentioned in my last and upon the plans &c. I have had the numbers of the Sections on the plans compared with the Register and have prepared the following statement from them.

Statement of Preliminary Country Land surveyed and chosen

[1] Number of sections thrown open to Selection previous to 08 Apr 1842

[2] Total number of sections thrown open to Selection 02 Jan 1843

[2a] Number of sections remaining from Selection 07 and 18 Apr 1842

[2b] Number of sections

[3] Total number of sections chosen up to 05 Jan 1843

[3a] Number of sections chosen previous to 08 Apr 1842

[3b] Number of sections chosen 2, 3, 4 Jan 1843

[4] Number of sections remaining unchosen

[4a] Number of sections thrown up

District	[1]	[2a]	[2b]	[2]	[3a]	[3b]	[3]	[4a]	[4]
Town	7	-	-	-	7	-	7	-	-
Evans Bay	4	-	-	-	4	-	4	-	-
Watts Peninsula	12	-	6	6	12	6	18	-	-
Ohiro	18	-	-	-	18	-	18	-	-
Karori	25	-	-	-	25	-	25	-	-
Makara	39	-	-	-	39	-	39	-	-
Ohariu	37	2	59	61	35	52	87	-	-
Kai-warra-warra	-	-	7	7	-	7	7	-	9
Harbour	69	17	-	17	52	-	52	*	42
Lowry Bay	-	-	5	5	-	4	4	-	1
Hutt	74	-	103	103	74	65	139	-	38
Kinapora	35	-	-	-	35	-	35	**	1
Porirua	73	-	-	-	73	-	73	-	-
Tukapu	39	-	-	-	39	-	39	-	-
Horokiwi Road	-	-	34	34	-	20	20	-	14
Pawai-tanginui	69	36	-	36	33	-	33	-	36
Horokiwi Valley	-	-	76	76	-	39	39	-	37
Horowenua	186	107	6	113	79	6	85	-	107
Manawatu	101	4	454	458	97	146	243	-	312
Totals	788	166	750	916	622	345	967	26	
Deduct sections thrown up							26		
							941		597

* 25 having been chosen in Dec 1840 under Sir E. Gipps restrictions

** having been chosen by mistake an agent acting without authority

Messrs Sheppard & Tiffen and other assistants have been engaged in preparing complete sets of the plans which will be ready in a few days. I despatched Mr Whitehead to verify the Survey of Watt's Peninsula and shall have this portion of the plan properly corrected. Mr Kettle has been cutting some lines which will correct a portion of the Survey at Ohiro. Upon your suggestion I have allowed each of the Surveyors & Cadets leave of absence for one week which some have already availed themselves of.

The number of men employed on the roads during the last few weeks has been very great as you may perceive by the weekly return of wages, which no doubt partly arises from the partial suspension of the Surveys lately. The Colony however has benefitted by this circumstance since the roads have proportionately advanced the line of the Karori road is carried to a distance of about 3 miles from the top of Hawkstone Street but the road is not finished thus far. The question of carrying roads through this Country may now be considered at rest since a more difficult portion is seldom seen, yet the line is perfectly available.

The Contractors have finished Contract No.4 Porirua Road. Agreeable to your instructions I prepared plans of particulars of a portion of the line of Coast by Porirua Harbour to Waikanai and inserted the following advertisement in the Gazette. "Notice is hereby given that the plans and particulars of a portion of a line to the Coast by Porirua Harbour to Waikanai will be ready for inspection at this office on Monday the 19th inst. when tenders will be required for the execution of the same. Signed Samuel Charles Brees, Principal Surveyor & Civil Engineer."

The Tenders for this Contract being considered high none were accepted, I have half the men applying to the Company for Employment on the Karori road, the other half on the line of direction of Kai-warra-warra hill commencing from the termination of Contract 4 and so into the old Porirua Road. I have also inspected the bush clearing on each side of the Old Porirua Road, which you have let and examined the line with a view to the necessity of deviations the Principal one occurring at Rata hill about 2 miles from Kai-warra-warra by the old road where an alteration is absolutely necessary. I shall endeavour to improve the road at other parts without deviating. The new Porirua road is carried to a distance of about 2 miles from Kaiwarra-warra and is a cart road properly ballasted.

In reference to my future operations, it is my intention to remeasure and clear where necessary the Porirua and Tukapu districts, cutting the back line of the Sections of the latter and the same with the Pawaitangirua and to tie these with my Surveys also to connect the district of the Upper Hutt with the Lower & to examine the country up the Hutt for the purpose of ascertaining the best route for a road, which after passing through the whole of this district I shall endeavour to lead to the Wairarapa, various other tie lines are also wanting to complete the Survey. The whole of the Sections chosen have also to be pointed out to the proprietors and the remaining Town Acres of Wellington, I intend to finish these matters at once.

I beg leave to observe from my experiences of this Climate and knowledge of the duties of the Staff of Surveyors that the work can be performed for one half the expense at this season of the year, since we may confidently look forward to fine weather now. I have the honour to subscribe myself, Samuel Charles Brees, Principal Surveyor & Civil Engineer.

No.59 Letter dated 14 Jan 1843 Samuel Charles Brees to Colonel William Wakefield
Sir, I beg to enclose you the accompanying letter from the Clerk to whom I gave instruction to comply with the form requested, I remain, Sir, Your obedient... Samuel Charles Brees.

Letter dated 14 Jan 1843 Edward Abbott to Samuel Charles Brees
Sir, I beg to state that having received instructions from Mr Kelham to keep a list of the men employed in the district of Port Nicholson and not being required according to those instructions to send in the returns weekly, I did not consider it necessary to comply with the letter sent by Col. W. Wakefield, I have the honour to be Sir, Your obedient servant, Edward Abbott.

No.60 Wellington 18 Jan 1843 Samuel Charles Brees to Colonel William Wakefield
Sir, I have the honour to address you upon a lot has transpired this... For the sake of New Zealand Company and all parties. I beg to state without disguise that I consider myself aggrieved and improperly treated and if I had any conception before I left England, of the disagreeable position, I should be placed in, nothing should have induced me to have accepted my appointment. I never was in such a state of sufferance and bondage in my life, this I can fully... by numerous records, and this, for one of my... spirit & energy, it is altogether unnatural and... I could not submit to – a man capable of such patient... of endurance, would... a sorry figure in such an arduous task as surveying, for, the... For I can prove, that I have executed many difficult undertakings but, of all, the fulfilment of the late selection was the most trying. I surveyed equal to 1000 sections fit for selection of difficult country and every remote locality in between 3 & 4 months (available time) which I refer to with pride and let that be the answer as to what kind of man I am, but I request to add that you give me far, far greater trouble and cause more embarrassment than even the surveys. I am desirous and quite capable of rendering the company most essential service, my character at home... this statement, and I am satisfied that the Company will never find one having a greater disregard of difficulties, I never call a difficulty

or experienced a failure in my life, connected with a point I had resolved to carry & here is employed for me,..., greater difficulties are seldom found, regarding the surveys as a whole or in detail. I sincerely regret any misunderstandings with you and beg to assure you that nothing would cause me greater sorrow than the thought that I had trifled with your feelings and if I have spoken too freely, trust it will be forgotten. If there is any probability of our proceeding as before, surely it would be much better to refer our differences... reference... arrangement. Since it... unfits me for the duties I have to perform, I have the honour to be, Sir, Your..., Samuel Charles Brees.

No.61 Survey Office 20 Jan 1843 Samuel Charles Brees to Colonel William Wakefield

Sir, I shall be obliged by your instructions respecting the Town of Wellington: I will briefly state that the enclosures as absolutely laid out on the ground, do not agree with the selection plan delivered to me. I have endeavoured to set off sections per requisition of the holders, but foresee that unless a proper plan is taken of the enclosures as laid down upon the ground, including the errors and the remainder of the acres adapted to suit same, the Company will hereafter be involved in endless litigations. Some of the errors are considerable. There has been no opportunity of accomplishing this before from pressure of business, wet weather etc. I have the honour to be Sir, Your obedient servant, Samuel Charles Brees.

No.62 Letter dated 24 Jan 1843 Samuel Charles Brees to Colonel William Wakefield

Dear Colonel, The mauries have turned Mr Wylie and his party off the ground at the Hutt – so that it is impossible to stake out the sections (per requisition) required.

Mr Aldred declines exchanging the ground occupied by the Wesleyans &c for that near the Church of England.

Mr R. Sheppard was going to Manawatu to finish up the work... the land &c – by the completion of which, a new district will in all probability be ready for him. The Surveyors now there, Mr Nankerville & Mr Harrison being presumed as nearly leaving the Company Service and therefore... go.. to take responsibility of shewing... rations. I am, Dear Colonel, Your... Samuel Charles Brees.

Letter from Andrew Wylie, Wednesday morning.

Sir, I have to inform you that we have this morning been turned off the line by the Maoris – we had cleared the line up to the Maori Garden which occupies the angular point Common to Wakefield's, Boulcott's and Child's sections (37,38,46). We went with the line through a portion of the Garden yesterday – and no opposition was offered. Today – the plan of resistance was evidently prearranged – we found them armed – cutting down some trees to block up the line. There were about 150 of them – and the most savage specimens of the tribe I have seen – impracticable & impenetrable – they would neither be bounced, bribed or cajoled nor even outwitted. For I attempted to get round the garden and up to Masons with the view of cutting down the line – but they discovered the ruse and walked us down to Swainsons.

There is one way however in which I can accomplish the objects of your mission – and that is by cutting so far into the bush – that a line parallel with the section line will avoid these gardens – and ... It will take very little more time than clearing the old line – I shall wait for your permission. I shall employ this day in laying out Alzdorf's section and determining... along the beach. If you approve of this plan will you send up by the bearer a protractor. I have the honor to be, Sir, Your most obedient servant, Andrew Wylie, Assistant Surveyor, New Zealand Company.

No.63 Letter dated 25 Jan 1843 Samuel Charles Brees to Colonel William Wakefield

Sir, I beg to forward 20 Barometers and 1 theodolite to be repaired and suggest that Messrs Troughton & Siemins? be employed being the makers of the instruments. I am, Sir, Your most obedient servant, Samuel Charles Brees.

No.64 Thursday evening 02 Feb 1843 Samuel Charles Brees to Colonel William Wakefield
Sir, I beg to hand you the Estimates of Labor necessary to accomplish your wishes respecting the Wairarapa district. I made it for my own satisfaction and hope you will excuse the roughness. I will do myself the pleasure of waiting upon you at 9 o'clock to learn your future wishes on the subject. I am, Sir, Your most obedient servant, Samuel Charles Brees.

Estimates of Time necessary for the Survey

Time occupied in procuring Rations, making arrangements and on journey to Mr Bartons on the Hutt – one day. Time, Terinakuri (the chief), states necessary to reach the Wairarapa (which supposes “light marching order”) – 3 days. Add Journey along the valley which is absolutely necessary to examine the soil &c – half day. Allowance for any error of judgment on the part of Terinakure and for rain &c – half day. Total occupied in going – 5 days and in returning – 5 days. Number of days really necessary – ten. From which I have deducted 1 day, although at hazard. Total number of days Rations I have provided for the men – 9 days.

Therefore I derive from the foregoing the following: 9 days Rations for self – add extra quantity for loss from travelling and loss by rain (averaged) – one day. Rations for Terinakuri (the Chief) – having understood from him that he should not take any of his people – 9 days. The weight of which together with the cooking utensils, tent, blankets &c gives a weight of about 78lbs to be conveyed. Add for six men employed – weight of rations for same (9 days each) about 192lbs – total 270lbs. Which gives for each mans load 1st day 45lbs, 2nd day 39lbs, 3rd day 33lbs, 4th day 27lbs whereas 21lbs each is quite enough considering the distances they are calculated to travel.

Suppose 4 men only employed and it will stand thus: Weight to be conveyed 78lbs; 4 mens rations for 9 days 128lbs – total 206lbs. Which gives for each mans load 1st day 51½lbs, 2nd day 46½lbs, 3rd day 38½lbs, 4th day 33lbs and from my experience I do not feel warranted in calculating on such a result not that it cannot, but that I believe it would not be accomplished under the circumstances.

As respect 2 men (being deficient, under the circumstances) it would be out of the question.

The following reasons may also be adduced for taking six men. First Terinakuri's principal objection to accompanying me, is on account of an opposing tribe, he supposes located in the valley and he refuses to go unless there are sufficient men to protect him. Second there are a number of things left up the Hutt which must be sent for and these men can bring them back on their return. Third it would be useful to rough cut the exploring line over the hills, as we proceed, six men could accomplish this easier than four men (as they proceeded along) their loads being of less weight.

No.65 Survey Office, Wellington 16 Feb 1843. Samuel Charles Brees to Col. William Wakefield
Sir, I have the honour to inform you of the progress of the Surveys. The several Assistant Surveyors and Cadets have been engaged as detailed in my last Report to you. Mr Thomas, Assistant Surveyor has been cutting and clearing the Tukapu District connecting it with the Horokiwi Road. Mr Whitehead has been engaged upon the Plan of Watt's Peninsula Office Work &c. Mr Kettle upon various office work &c. Mr R. Sheppard, Assistant Surveyor, has returned to Manawatu accompanied by Mr Norman, Cadet to complete the Survey &c to shew the Sections to Proprietors. Mr Nankerville and Mr Harrison, Assistant Surveyors, have also been engaged upon this Survey. Mr Wylie, Assistant Surveyor has been engaged upon several parts around Port Nicholson and upon tie lines &c. Mr Tiffen has been engaged laying off acres in the Town of Wellington per requisition of Proprietors. Mr Fred Sheppard is still at Wanganui where the men are at present employed clearing the Streets &c.

I have advertised the Sections in the districts of the Manawatu, Hutt, Horokiwi, chosen at the last Selection to be shewn to the Proprietors the commencement of next month, in both the Gazette & Colonists. I beg to inform you that I have given notice to the Assistant Surveyors named in the Margin that their services will not be required after the current quarter in accordance with your

instructions of the 30th ult. [Margin: Mr Jos. Thomas, C. H. Kettle, Harrison, R. Nankerville]. I have visited the District of Wairarapa since the date of my last Report and enclose a separate Report of same. I have the honour to be Sir, Your obedient servant, Samuel Charles Brees, Principal Surveyor & Civil Engineer.

No.65

Survey Office, Wellington 16 Feb 1843 Samuel Charles Brees to Col. William Wakefield
Sir, I have the honour to inform you that agreeable to your instructions I have visited the Wairarapa Valley, the object of my journey being to judge of the practicability of carrying a road to it and to ascertain its character generally. I left Wellington 3rd inst., accompanied by the chief Te Ringa Kuri who engaged to shew me the lowest part of the Remutaka mountains and 6 fieldmen whose names are written in the margin – Dugald McLachlan, Hugh Cameron, John Cameron, James Craig, James Mitchell, John Edwards. We reached Mr Barton's Farm on the Hutt the first night and the next morning I was joined by that gentleman and Mr Chetham and 4 maories, Te Ringa Kuri having refused to proceed without them. Peter, the maori who accompanied Mr Stokes to Wairarapa made one of the number; we proceeded up the Survey lines crossing the Mungaroa River at the mouth and left the Hutt about 5 miles above the latter river taking an old track bearing East by Compass which led us to the Pakuratahi river, near to an old potatoe ground of the NgatiRahunes – I believe that Mr Stokes and Mr Kettle, both passed along this track to the Pakuratahi when they went to the Wairarapa. It would be too hilly for a road and the land is not uniformly good although there are some available spots near the Pakuratahi.

We travelled up the bed of the Pakuratahi and found the land in some parts good and the soil available. I observed a tributary on the left bank, running towards the Mungaroa, after proceeding about 6 or 7 miles we observed another one the other side called the Mohoroa.

The Hills around us now appeared to gather rather close and E. Kuri described this as the best place for crossing the Remutaka mountains, accordingly we left the Pakuratahi just above the Mohoroa Stream and passed up a tolerably steep hill until we reached a ridge running about East, a valley appeared on our left which I concluded to be the valley of the Mohoroa. The Remutaka Ranges appeared on the same side bearing in a North Easterly direction. The Ridge we were travelling now turned towards the South and eventually descended into a valley which I have no doubt was the Mohoroa valley since the water ran towards the Pakuratahi, this valley was not run out at the part where we crossed, but turned at the Upper extremity, we then ascended the opposite side and proceeded up a wide glacis covered with fine trees, thinly spread but not possessing very good soil and shortly arrived at Te Horo, thus it appeared we had passed round to a low gap of the Remutaka mountains and were then on the highest summit to be overcome having taken 1 $\frac{3}{4}$ hours deducting stoppages and easy walking in reaching it from the Pakuratahi and with only one valley and one ridge but it appeared to me that the proper way for the road was up the Mohoroa Stream which takes its rise near the summit, the land moreover appears good; there is an extensive landslip on the other side of the summit being about 2 or 300 feet in height and which exhibits the usual formation of these parts being gravel and bituminous shale. The mountains around are named Te Horo on the account being the Maori for Landfall or slip. A fine opening appeared below which the rich plains of the Wairarapa extended, and although our view was straight across yet we could scarcely discern the Ruamahanga mountains on the opposite side.

Mr Kettle passed from the Wairarapa by this pass but approached and left it by a different route. A stream appeared below called the Otiwera by which we descended and entered the valley at about two miles from the head of the lake. The greater part of our route downwards would be too steep for a road particularly at the upper part, but it could be improved. The land along the valley is good in some parts and there are also occasional flats. The stream sunk into the earth as we approached the Wairarapa and became entirely lost.

The first impressions of the Wairarapa are highly favourable, notwithstanding its present state. I consider future inspection and examination will raise it in general estimation. The valley is of immense extent and runs in a South Easterly direction being bounded on each side by ranges of

hills, the secondary hills are very extensive and sweep along in gently undulating lines upon a far larger scale than any in the neighbourhood of Port Nicholson. They are mostly free of bush and partly covered with grass and other herbage, the valley also contains fine open land, enclosed by spreading belts of bush and clumps of trees, the whole well watered and finer grazing country can scarcely be imagined for both sheep and cattle, a very fine Rye grass abounding throughout which in some parts is very high it is therefore no great wonder that pigs should be plentiful, which is the case. There is quite sufficient land fit for arable purposes to suit settlers in this district, some of the land next the lake is swampy, but it would be much improved by occupations trifling expense, but there is abundance of land without taking this portion of the valley

We rambled about the valley along the side of the lake towards the Coast crossing several rivers and at length encountered a party of Nga-tikahuni who insisted upon our visiting their pah at the river Nuraniunui on the opposite side of the lake, which we accordingly did and were much pleased, the land appeared very excellent and quite fit for the plough. They gave us a plentiful feast of delicious eels and potatoes, the latter being the finest specimens I have seen in this country the number of maoris in these parts appeared very insignificant, they are of a docile disposition. We had a very long korero as you may imagine and E Kuri said much in the praise of the Pakehas which they listened to with evident gratification.

Being anxious to ascertain what sorts of road the beach offered to the Wairarapa, I returned to Port Nicholson by the coast, the first four miles of our route along Palliser bay was under high cliffs composed of sandstone regularly stratified and clay stone. I also observed source beds of Lignite coal cropping out at parts.

There is a terrific surf in this bay when the wind is southerly which accounts for the sand bar, separating the lake from the sea, wherefore the communication with the Wairarapa by sea is very difficult; the same obstacle would operate along the beach rendering the road a very expensive undertaking.

The remaining portion of coast past Muka Muka, Baring Head* and Palliser Bay &c to the Nohonga Pipiu river is better, the Maori track here takes the Hills & joins the beach at Port Nicholson about a mile from Okiwi but a road could not be carried over them without great outlay and beach round Pencarrow Head is very much exposed and almost impassable even at low water, therefore I would not recommend the construction of a Road to the Wairapa along the beach. I have always been of opinion that the proper route for a Road to the Wairarapa was up the valley of the Hutt & I am happy to state that the result of my trip has fully confirmed that opinion, my present knowledge of the Country warrants my recommendation that the road should pass up the Hutt as far as the Mungaroa River the precise line must be decided by future examination.

* On the accompanying sketch "Barings Head" labels the headland now known as Turakirae and "Pencarrow Head" is in the position of today's Baring Head.

I consider that there is little difficulty except in crossing the River where a bridge must be constructed, the line could then be continued up the Hutt to the junction with the Pakuratahi Stream & proceed up the latter & after reaching the Mohorua Stream turn in that direction & thus reach the Te Horo Summit. The only objection to this route from the Mungaroa is its length. I am not certain that I cannot pass from the Mungaroa Stream across the hills to the Mouoroa which would save some miles. I am also undecided whether I should proceed higher up the Pakuratahi those points can only be determined by subsequent examination. But I am satisfied of the perfect practicability of laying out a Road from Petoni to Te Horo. The great desideratum would be to take the shortest route & most available country, the road from Te Horo to the Wairarapa would be the most difficult portion. I should not run the line direct down the Otiuera, but probably wind in a North Easterly direction, and enter the valley beyond the head of the lake, but the precise route must be hereafter determined. I can only state my perfect conviction that it can be accomplished. I estimate the length of Road from Petoni to the Wairarapa at between 40 or 50 miles, 17 or 18 of it running through the preliminary sections in the District of the Hutt & much of the remaining

portion would pass through available land, thus in the event of this Road being constructed Port Nicholson, the most central port in the Islands of New Zealand & the most capacious harbour in these parts, would be united to a very extensive grazing country perfectly ready to receive any number of sheep & cattle & affording means of agricultural pursuits in connection with the former, the Road moreover extending through the richest valley in this Island. I have the honour to subscribe myself, Sir, Your most obedient servant, Samuel Charles Brees, Principal Surveyor. PS I have annexed a Sketch of my Route.

No.65a Sketch of the County between Port Nicholson and Wairarapa
Note: The Red Line shows Mr Brees Route

No.66 Letter dated 22 Mar 1843 Samuel Charles Brees to Colonel William Wakefield
Dear Col., I beg to forward the list of Reserves. I find that No.1038 just set out for Mr Strang is the same number that Mr Batton sent in for Oterangi. I have accordingly informed Mr Strang. I am, Dear Col. Yours Faithfully Samuel Charles Brees.

No.67 Letter dated 01 Apr 1843 Samuel Charles Brees to Colonel William Wakefield
Sir, I have the honour to report to you the progress of the surveys. The Staff of Surveyors may be now described as finishing & testing the plans of the several districts, nearly the whole of the holders of Preliminary Land Orders have selected their sections except a few who have reserved for particular spots. A certain time was appointed after the last selection for the holders of the remaining Preliminary Land Orders, to determine where they would take their sections agreeable to certain conditions which you read in public to them. The 2nd of March was the day appointed being two months notice & nearly the whole of the Proprietors sent in requisitions with the exception of about ten, who agreed to select sites as soon as possible.

When the several districts are properly connected or what is technically learned tied together, the amount of land intervening between the several parts may be safely calculated and laid off to those who are desirous of taking it. This then is the present occupation of the Staff, notwithstanding it may appear doing the work again, yet it is highly necessary & the professionally ability of the surveyor is much more in requisition in this part of the survey than in the commencement.

Mr Tiffen has been engaged in setting out some sections on the Hutt district situated near Lowry Bay comprehending those chosen the selection of 3rd of January & in shewing the Lowry Bay District, also Horokiwi Road & Horokiwi valley pursuant to Public notice to Proprietors and upon the Town of Wellington, Messrs Smith & Hunt Cadets have been assisting him.

Mr Wylie, Assistant Surveyor, has been engaged in connecting the Karori & Porirua Roads and on other work connected with same also in pointing out the sections chosen in the Ohariu District at the selection of the 3rd of January to the proprietors pursuant to Public Notice.

Mr Whitehead, Assistant Surveyor, has been engaged in setting out sections chosen in Watts Peninsula at the selection 3rd January also in surveying some sections adjoining the Ohiro District for which requisitions were made & in pointing out the sections chosen in the upper Hutt at the selection of the 3rd January to Proprietors pursuant to Public Notice and in cutting a line up the Hutt forming the commencement of the Road to Wairarapa.

Messrs Thomas, Kettle, Harrison & Nankeville have been engaged latterly upon various Office work, with which they have been associated & having finished have left the staff pursuant to notice.

Mr R. Sheppard, Assistant Surveyor, has been engaged in finishing the survey at Manawatu and is accompanied by Mr Nounan, Cadet.

Mr Frederick Sheppard, Assistant Surveyor & Mr Scroggs, Cadet, are still at Wanganui shewing the sections and directing the men who have been employed in clearing the streets latterly.

Messrs Jollie, Nicholson & Charlton, Cadets, have been principally employed in the Office.

Perhaps it is proper that I should notice the fact that nearly the whole of the Assistants & Cadets have been indisposed and incapable of attending at times to their duties. I state this on account of its being so very general among them lately, not that there is illness in the Town, but certainly more than usual on the staff.

The number of men applying for employment on the Roads has increased considerably lately as you may perceive by the weekly return of men's wages.

The Karori road is proceeding under Mr Allom, Cadet, & Foreman McMaster & has nearly reached the Karori Stream.

Agreeable to your instructions I have commenced a road up the Hutt with the ultimate view of extending it to the District of the Wairarapa.

In order to reduce the expenses of the Road department the Return of this party is placed to the Survey. The line is in charge of a Surveyor (Mr Whitehead), Cadet (Mr Wills), Foreman (Mr Hughes) and they cut the whole of the timber & bush complete & left all the logs off the road. The Line has already reached beyond Section No.31 & ... will proceed with much expedition. I am further convinced of the expediency of this trunk Line since writing my Report upon the Wairarapa.

I have no doubt that by following the course of the Hutt beyond the Pakuratahi, where the Road turns off to the Wairarapa to reach Wai Rauai, since I understand there is a Maori path in that direction, therefore unless great difficulties exist in this direction it will lead to the West as well as to the East coast, and if there be any pass in the Tararua Range, the interior will also be opened.

I prepared two designs for timber bridges to cross the River Hutt which you have inspected, one having pile piers and the other crossing it by a single arch. The use of the river in flood seasons will render the former hazardous, but of the safety of the latter, I entertain no doubt. I am, however, preparing a plan for a Ferry, which I shall shortly lay before you.

The Porirua Junction Road has been completed and I have sent the party to the Hutt to carry the road over marshy parts to dress the surface when necessary & to form bridges over gullies & streams. This party is under the direction of another Cadet (Mr Tully) and Foreman (Bishop) and employed entirely upon Earthwork.

There is a small party under a Foreman (Stacey) yet engaged on the Porirua Road who will just... over the bridle path from the Junction Road to the Porirua Harbour such as clearing the timber improving the slopes & making cuts to carry off the rain water soaks. I have the honour to be, Sir, Your obedient Servant, Samuel Charles Brees, Principal Surveyor.

No.68 Letter dated 22 Apr 1843 Samuel Charles Brees to Colonel William Wakefield

Sir, I have received the enclosed from Mr Abbott & as far as my humble opinion concerns – beg to recommend that an addition be made to his salary, his duties being very arduous at times. I am, Sir, Your most obedient Servant, Samuel Charles Brees, Principal Surveyor.

Letter enclosed dated 22 Apr 1843 Edward Abbott to Samuel Charles Brees

Sir, Having now been in the service of the Company for upwards of nine months during which time I have been exclusively employed in the department of which you have the superintendence and flattering myself that I have fulfilled the duties of my situation to your entire satisfaction, I trust you will take into consideration the application which I now make for an increase of salary. I am more particularly induced now to make this solicitation as the late accumulation of accounts has frequently obliged me (and doubtless may often do so under particular circumstances) to devote much time after office hours which I should be otherwise be able to avail myself of. Trusting you

will represent my application to the Principal Agent & use your influence in forwarding my views. I beg to subscribe myself, Sir, Your most obedient servant, Edward Abbott.

No.69 Letter dated 24 Apr 1843 Samuel Charles Brees to Colonel William Wakefield
Sir, I have the honour to acknowledge the receipt of your letter of this day respecting Mr Stainer's claim on me (£57 4s & stopped from my salary 10 or 12 months back). I beg to thank the Court of Directors for their considerate view of my case & to enquire whether the amount of freight by the 'Birman', accounting to £3 (which was not for my property or even delivered to me, but was taken possession of by the storekeeper & properly entered by him) is to be entirely borne by me? And, am I not to have an allowance for freight as I understood before I left England (viz. 5 tons for self, 2 for Mr B. & 3 for my 3 children & 3 servants). Not having the benefit of your impression, upon these points in your letter, I am under the necessity of enquiring & of soliciting your kind assistance, also, having no copy of Mr Stainer's bill, or any information beyond the amount. If it is not out of order I should esteem the present return of the portion only of the money stopped from me as a great favour, having much need of it. I beg to remain, Sir, Your most obedient servant, Samuel Charles Brees.

No.70 Letter dated 24 Apr 1843 Samuel Charles Brees to Colonel William Wakefield
Sir, I beg to acknowledge the receipt of your instructions for carrying on the Hutt line & bearing date 21st inst & I will attend to them. I have discharged the roadmen & have taken on 20 men from among them & a foreman (McMaster) & am going to the Hutt to give direction this day. There is one thing however which I consider my duty to remind you of, viz. that these men will be employed in road making & therefore cannot be returned as Fieldmen employed on the surveys. I cannot sign a document assigning these expenses to the survey as they are incurred for the roads & since the completion of the Survey of the district. I am satisfied that the credit of the Company, would suffer much, had I not discovered this in time, since the Return of this party in the Survey Department & the reasons for it would soon become public, and a doubt raised respecting the account of expenses of the Company, generally. I have the honour to be Sir, Your most obedient servant, Samuel Charles Brees, Principal Surveyor.

No.71 Letter dated 24 Apr 1843 Samuel Charles Brees to Colonel William Wakefield
Sir, As I shall be necessitated to instruct Mr R. Sheppard to act for me on Saturdays & it will be necessary for him to sign the Certificates which I understand from your instructions of this morning you do not desire me to sign – I have therefore sent you a blank one, will you please to fill it up without the word Survey or in whatever mode you intended it, I remain Sir, Your most obedient servant, Samuel Charles Brees, Principal Surveyor.

No.72 Account information - Manawatu – lots of figures – 1841-1843

No.73 Letter dated 05 May 1843 Samuel Charles Brees to Colonel William Wakefield
Sir, In obedience to your instructions of the 24th ultimo I proceeded along the Coast towards Manawatu to meet Mr Spain the Commissioner of Land Claims, and found that Gentleman and the Protector of Aborigines at Otaki on the morning of the 28th (Friday).

I had a wet journey having been misled by the Maoris who landed me and my men on an Island at Otaki and left us to wander in the Tributary streams and marshes, and to find our way to the Pa in the dark.

I presented to Mr Spain the Manawatu Deed and the list of articles that had been supplied to the chiefs these which he returned to me saying that he had finished the Manawatu case, but that you could submit it to him and examine any witnesses respecting it at his Court at Port Nicholson. He further stated "That in the absence of any Agent on the part of the Company upon his whole route, notwithstanding his Appointment with Col. Wakefield at Wanganui and elsewhere he had been put to the most serious inconvenience and the public service upon which he has been engaged has been seriously retarded. That he (Mr Spain) arrived at Wanganui 26th March and left the 21st April. That in the absence of any other information than the Company Deeds he had used every means in his power to call the witnesses before the Court. That at 9 o'clock on the evening

of the day after that he closed his Court at Wanganui having made arrangements to start on the following day. Mr Edward J. Wakefield arrived, that he saw him on the following morning and gave him an opportunity of reading the notes of the evidence that had been taken to enable him to decide whether it was necessary for him to call further witnesses. That the next day Mr Wakefield having read the evidence applied to him to re-open his Court to hear further evidence on the part of the Company and that although such a proceeding was most unusual he consented and opened his Court the next morning at 10 o'clock, and heard a witness produced by Mr Wakefield being the only witness he produced that day. He adjourned till 10 o'clock on Thursday morning to give Mr Wakefield further opportunity to examine witnesses, on which morning Mr Wakefield informed him that he had been unable to procure witnesses. That he again adjourned to Friday when Mr Wakefield informed him that he had no more witnesses to call that day. That he had determined the public service could not be further delayed but that he would still hear any further witnesses he might have to produce at the places where he might hold his Court or at his Court at Port Nicholson – Mr Wakefield here informed him that he had no knowledge whatever of the Manawatu case, but that he had sent an express to his uncle who he had no doubt would meet him. That upon his arrival at Manawatu on Tuesday the 25th Col. Wakefield not having arrived and finding that all the chiefs of the Manawatu had gone to meet Rauperaha and Rangiaeta at Otaki he went to that place and had remained ever since, examining all the Native witnesses that he could find able to give testimony in any of the Company's cases. That having now (Friday, 28th) concluded he was about to proceed to Waikanae for the same purpose but that if I had any further witnesses to call before him he would be happy to wait and hear them." I replied that I was not empowered to call any witnesses but that I was instructed to afford him all the assistance in my power, which I respectfully rendered. I also laid Plans of the First Settlement (with the Selections chosen on the 2nd of March marked on them) before him, and explained them.

I subsequently transmitted a description of the same to him, he explained that he required, a statement of the number of the several blocks chosen, and about to be chosen by the Company, their Contents and locality. I accompanied Mr Spain to Waikanae that day and he opened his Court there on the following, examining a few Maoris, said to be Chiefs, and he did the same at Wainui, Pari Pari, and Pukeroa, we then proceeded to Porirua where I left him, having as he stated finished the Company's claims. I have the honor to be, Sir, Your most obedient servant, Samuel Charles Brees, Principal Surveyor.

No.74 Letter dated 10 May 1843 Samuel Charles Brees to Colonel William Wakefield
Sir, I have the honour to report to you the state of the Surveys. The Staff of Surveyors have been employed in carrying out the arrangements described in my last Report. The Allotments in the Town of Wellington have been all set out on the ground & a correct plan taken of them. Mr Tiffen has been engaged on it assisted by Mr Smith, Cadet, who is making the Stakes. Mr Tiffen is now engaged in mapping places of the Town.

Mr Robert Sheppard, Assistant Surveyor, & Mr Nounam, Cadet having completed the survey of Manawatu & shewn the Sections pursuant to public advertisement have returned to Port Nicholson. Mr Sheppard took a plan of the Coast on his journey & has been engaged since in plotting & mapping also in remeasuring the Porirua Road & staking out the Sections which were lost by the recent bush clearing along it.

Mr Wylie has nearly completed the junction Survey of the Districts on the Western side of the Town &c & has staked out some sections (per requisition of 2nd March) connected with them.

Mr Fred Sheppard remains at Wanganui at your desire although the Office Keeper is the only man employed. His instructions are to render the Settlers at Wanganui all the assistance he can. I have given him some maps to draw until he receives fresh instructions.

Agreeable to your instructions of the 2nd April I discharged all the men employed on the Roads according to the old plan viz the two parties on the Hutt, the Karori & Porirua parties. The cutting party on the Hutt Road had cut the timber & stumped the way some distance beyond Mr

Boulcott's section No.46. The other party had nearly completed the bridges & surface dressing on the west side of the river fit for Carts to pass along. The Karori Road had reached a few chains beyond Section No.43. The Porirua repairing party had diverted the Road at Rata Hill & were at work beyond. I made arrangements for carrying out the Hutt Line as you directed. It is in charge of Mr Whitehead, Assistant Surveyor (who has had leave of absence lately to accompany a party of gentlemen to the Wairarapa). Mr Wills, Cadet & McMaster, Foreman with twenty men at Survey Wages & they have nearly completed the road as far as Mr Boulcott's. The other Cadets have been employed in the office. I have the honour to be, Sir, Your most obedient servant, Samuel Charles Brees, Principal Surveyor.

No.75 Letter dated 15 May 1843 Samuel Charles Brees to Colonel William Wakefield

Dear Colonel, I have drawn out the single arch bridge to a working scale to enable you to judge of this principle of bridging. I made choice of this plan of construction, in preference to Town's, Long's & others, believing it to be the most suitable, & in justification, can urge many weighty reasons. I have made the drawing precisely as I should recommend the Bridge to be executed, with these exceptions, I prefer the roadway rather wider & the main piles, more thickly set – which would increase the expense. While on the subject of expense, perhaps I may state that the only way of judging of different designs, is to have all the models, not merely to the same scale, but to a similar scale of expense. For instance, in the drawing now forwarded, this style is worked out in a safe substantial manner, but it could be much reduced in expense, for instance, the main ribs could be made 12ins thick instead of 18ins again two could do, thereby diminishing this portion one third and one half of the struts in the ribs might be omitted & the rise of the arch reduced one third or one half – without pledging myself to any other than the drawing forwarded, I can safely give my opinion, that if this plan is curtailed or cut down to the same scale of expense as Town's or Long's it would yet be far preferable & I apprehend would present little or no difference in expense. I have introduced the figures in the drawing just to give you an idea of the proportions or solidity of the bridge & I am sure it is best to make the whole strong, since the work will be subjected to great st... & contingencies. I remain, Dear Colonel, Yours very truly, Samuel Charles Brees.

No.76 Letter dated 24 May 1843 Samuel Charles Brees to Colonel William Wakefield

Dear Colonel, I beg to forward the rough plan of the reduced design of the Hutt Bridge with the detailed estimate – which of course is made from the... information, but cannot be considered as any more than speculative – except the quantities which I think are correct. I have added to the sum for labour – but by omitting every other of the iron straps to the ribs a saving of £25 or £30 would be made & it would not make much difference, at least the ribs could stand it. The plan might be slightly modified in execution, for instance, raising the crown of the bridge a few feet higher and adding two more plantes to the... of the arch, would strengthen it much, without increasing the expense or least only in a trifling degree. Upon looking over the amended estimate I think you will agree with me that the prices appear liberal – although there is one thing which we must not overlook – that is a certain degree of risk in the first bridge over the Hutt & a Contractor will consider it in his estimate. I remain, Dear Colonel, Yours very truly, Samuel Charles Brees.

No.77 Letter dated 27 May 1843 Samuel Charles Brees to Colonel William Wakefield

Sir, I will appoint ten cadets to the Hutt party immediately. I always endeavour to find something for Mr Wills to do during the week either some calculations & c effecting certain points or the... He was up the Hutt with me when I... to him my ideas respecting the new road & desired to point out the several localities & c ... Mr Whitehead who was then absent. This he did at the beginning of the week which accounts for his absence from McMaster. I may mention that Mr Whitehead is now very indisposed & unfit for work but I will take care for the future that the roadmen are not left without either a Surveyor or a cadet. I remain, Sir, Your most obedient servant, Samuel Charles Brees.

No.78 Letter dated 27 May 1843 Samuel Charles Brees to Colonel William Wakefield

Sir, I beg to inform you that "The number of chains on the Porirua road as measured by Mr Kettle amounts to 757 chains 30 links & which includes the entire contract of Messrs Molesworth & Clifford for cutting. It commences at the junction of the cart road with the pack bullock path &

terminates at a distance of about 400 feet from Jackson's warra at Porerua harbour. I remain, Sir,
Your most obedient servant, Samuel Charles Brees, Principal Surveyor

No.79 Letter dated 01 Jul 1843 Samuel Charles Brees to Colonel William Wakefield
Sir, I have the honour to report to you the state of the surveys. The Staff of Surveyors have been principally employed in completing the surveys & mapping as described in my late reports. The stakes in the town of Wellington have been entirely restored, all angles are staked & numbers affixed. I have a large plot made of it with the dimensions and acre allotments figured upon it, also the principal angles noted, bearings &c so that every street & consequently every acre may now be considered as securely determined & fixed & if the stakes should be removed again from accident or otherwise this plan will furnish a ready & real key to their proper stations upon the ground. Mr Tiffen has been engaged upon this work: this gentleman has had leave of absence for two weeks to visit his brother-in-law Mr White at Ohau on the Coast.

Mr Robert Sheppard has been principally engaged in plotting his work on the Porirua Road. Mr Wylie in finishing his work connected with the districts on the western side of the town. The same system is being pursued with the country districts as in the town, viz. every precaution is taken to fix the direction of the several lines correctly so that although they may become grown up again yet their true position on the ground may be found at any future period by means of the Official plans.

The Hutt Road has been proceeding under Mr Whitehead & a party of men have also been employed in remedying some slips on the Petoni & Porirua Road.

Mr Fred Sheppard remains in attendance at Wanganui to shew the land to the Colonists & is employed as described in my last report.

The above form the regular duties of the staff but they have been likewise much employed in setting out Country Sections in the districts around Port Nicholson at the request of the Proprietors. I am, Sir, Your obedient servant, Samuel Charles Brees, Principal Surveyor.

No.80 Letter dated 04 Jul 1843 Samuel Charles Brees to the Editor of the NZ Gazette
Sir, I observe in your leading article of the 10th of last month some strictures upon the Roads in this Settlement while although brought forward as charges against the Principal Agent involve me, as the Engineer of the Company.

I have always endeavoured to adapt the Roads to the nature of the ground and so open as much land as possible: for instance the Porirua Road, which was originally formed upon a native track to connect this Port with Porirua and the western Coast, required improvement at the commencement. Now it is obvious that the late deviation passing up the Kaiwarra Valley is preferable to a line taking the other side of the hill, next the harbour, since it affords accommodation to a much greater number of Sectionists & I can add that after much labour bestowed in examining the ground it was the best that could be found, accurate Sections having been taken of the Hills. There was also an additional reason for passing in this direction, viz. that it enabled me to take advantage of a considerable length of Cart Road, which a Colonist had constructed.

The difficulty is now thoroughly surmounted the whole of the road in the deviation being made sufficiently wide to counteract the curves. There is another hill upon this line, where the road has been improved & the bush has been felled on each side throughout.

I beg to state in respect to the Karori Road upon which you have expressed a strong opinion that I have examined the country in every direction even from Te Aro & I am in utter ignorance of a better line. I took sections of the line laid down on the plan & of some trial lines but found the gradients of the one adopted the most favourable. This road is carried as far as there is a settler, which alone regulated its length.

The Hutt Road upon which I have been lately much engaged or should have noticed your article before commences at the termination of the Petoni Road & has already reached Section No.46 or a distance of about 4½ miles and I take the opportunity of stating that I hope to carry it through the whole of the valley & thence to the Wairarapa thereby connecting this valuable & extensive district with Port Nicholson; the Road will likewise probably afford a track to Waikanai & to the Interior from the upper district of the Hutt. I am, Sir, Your obedient humble servant, Samuel Charles Brees, Principal Surveyor & Civil Engineer.

No.81 Letter dated 18 Jul 1843 Samuel Charles Brees to Colonel William Wakefield

Sir, I beg to inform you that the level of the water in Burnham water is at the least 7 feet above the High water mark in Lyalls Bay – the edge of the grass ...anding the beach & the driftwood being assumed to be high water mark. I am Sir, Your obedient servant, Samuel Charles Brees.

No.82 Letter dated 01 Aug 1842 Samuel Charles Brees to Colonel William Wakefield

Sir, I have the honour to report to you the progress of the Surveys. The Town of Wellington having been completely staked & branded I proceeded with the Town Belt & I hope shall soon be in a state to point it out to the Town Surveyor. Mr Tiffen, Assistant Surveyor, & Mr Scroggs, Cadet, have been employed upon it also Mr Whitehead & Mr Wills partially.

The plans of the several districts being now in a very forward state I have lately directed my attention to getting up a correct set to forward to England Messrs Tiffen, Sheppard & Wylie, Assistant Surveyors have been engaged upon them assisted by Messrs Jollie, Nicholson, Wills &c, Cadets, which I shall have the honour to forward you together with some sketches of the Country & Statement of the number of Registrations of Preliminary Land Orders & State of the remaining...

The Hutt Road proceeds under Mr Whitehead, Assistant Surveyor & Messrs Smith, Allom & Hunt, Cadets. It has reached Section No.56 or a distance of nearly six miles from the Koro Koro Stream at Petoni. A small party of men have also been employed in repairing the Karori Road, under Mr Tully, Cadet.

Mr Frederick Sheppard, Assistant Surveyor, remains at Wanganui & is engaged in shewing the Sections to Proprietors & upon Plans &c.

I had occasion lately to visit the Lowry Bay District & Okiwi & having experienced much embarrassment from the uncertainty connected with the maps of Fitzroy & Palliser Bays, Barings Head &c. For instance in most of the maps of the Straits including Heaphy's the first headland beyond Pencarrow head is named Baring's Head notwithstanding some of the Sectionists have selected land the other side of it. It therefore became a question whether they were entitled to do so. I accordingly determined to visit it & make a rough Survey of Fitzroy & Palliser Bays. I have now to state that the second headland or Cape is the real Baring's Head & which forms one of the heads of the great Wairarapa district Cape Palliser being the other. I was assisted in the sketch plan which I shall forward with the others by Mr Tiffen. I travelled along the Coast to a short distance beyond Cape Palliser & am happy to inform you that the Country exceeds the expectations I formed of it at the period of my first trip. The Eastern side of the lake appears to consist of a number of terraces which are mostly free of bush & covered with vegetation. I found the statement of there being a harbour at Te Kopi to be erroneous, although there certainly is some refuge for vessels from the circumstance of two reefs running out some distance from the shore but it is open to the S.W. & therefore dangerous in a heavy sea. I have the honour to be, Sir, Your most obedient servant, Samuel Charles Brees, Principal Surveyor.

... In one of my late Reports I state that most of the Assistants & Cadets had been or were indisposed. I have now the pleasure to inform you that they are all in good state of health with the exception of Mr Nounan Cadet who has been reported to me by Dr Dorset as unable to attend to his duties for some short time since.

No.83 Survey Office, Wellington, September 1843 Samuel Charles Brees to Col. Wm. Wakefield
 Sir, I have the honour to forward a Return of all the land surveyed in the Wellington Settlement &c, also the amount of Roads formed &c agreeable to your instructions of the 7th ult. Transmitted by Mr Kelham. I remain, Sir, Your most obedient servant, Samuel Charles Brees, Principal Surveyor. N.B. There are 68 Sections of 100 acres each or 6800 acres of land under present Survey & which are nearly completed.

Sections surveyed & thrown open to choice March 2nd 1843

Names of districts (Number of Sections of 100 acres each)

Town (7); Harbour (69); Evans Bay (4); Watt's Peninsula (18); Kai warra warra (8); Ohiro (18); Karori (25); Makara (39); Kinapora (35); Porirua (73); Tukapu (39); Horokiwi Road (34); Horokiwi Valley (76); Pawai tangi nui (69); Ohariu (96); Lower Hutt (77); Upper Hutt (177); Lowry Bay (5); Horowenua (192); Manawatu (553)

Company's Roads	Pack & Bullock		Cart Road		Totals	
	Miles	Furlongs	Miles	Furlongs	Miles	Furlongs
Porirua Road	10	5¼	2	3	13	¼
Petoni & Hutt Roads	-	-	11	4	11	4
Karori Road	2	5	1	0	3	5
Coast Road at Pari Pari Bay	2	-	-	-	2	-
Totals	15	2¼	14	7	30	1¼

Estimated Length of Private Roads	Pack & Bullock		Cart Road		Totals	
	Miles	Furlongs	Miles	Furlongs	Miles	Furlongs
Wades Town Road	-	-	-	4½	-	4½
Evans Bay Road ("Revans")	-	-	2	5	2	5
Berhampore farm Road	-	-	-	7	-	7
Road from Capt. Daniells & Saw mill to Porirua Road	-	-	-	3	-	3
Jenkins Road to Evans Bay (say)	1	-	-	-	1	-
Totals					5	3½

No.84 Letter dated 07 Sep 1843 Principal Surveyor to Colonel William Wakefield
 Sir, I have the honour to forward the Plans and Papers for England as stated in my last report viz:

No.1 Map of City of Wellington, Port Nicholson - Scale 16 inch to 1 mile

No.2 Map of the Country Sections in the neighbourhood of Port Nicholson - Scale 2 inch to 1 mile

No.3 Map of the Country Districts of Manawatu and Horowenua – Scale 2 inch to 1 mile

No.4 Map of the Principal Settlement of the New Zealand Company shewing Port Nicholson and the adjacent districts, the Wairarapa, Manawatu & Wanganui – Scale 4 inches to 1 mile

No.5 Map of the Town of Petre at Wanganui – Scale 12 inch to 1 mile

General Register of Selection of Country Lands, Preliminary Series inclusive of reserved choices.

General Register of Selection of Country Lands, Wanganui

Sketches of the Country – Scale 25 inch to 1 mile

I beg to observe in reference to No.1 that the town has been entirely re-set out the acres marked and branded on the ground. The whole of the Town Belt is not finally determined but with this exception it may be depended on.

No.2 – This plan affords a very good idea of the several districts but the exact position of some parts is not yet determined with sufficient precision. The difficulties attendant upon a correct survey of this country can scarcely be conceived. The districts that have been opened since I have had the direction of the Surveys will be found correctly laid down and I have re-surveyed nearly the whole of these previously thrown open for selection and rectified certain anomalies in their plans. The points which are under particular investigation at the present moment comprise

the district of the Lower Hutt certain portions of the Harbour District Port Nicholson and the districts connected with Porirua Harbour upon determining which I will not fail to forward you a correct plan of the whole.

No.3 This plan may be considered complete and affords correct information of the districts represented.

No.4 This plan contains the whole of our present information of these parts. The districts surveyed for the first settlement and the Wanganui blocks are taken from the Survey Plans: the remainder is from reconnaissance only.

The General Register gives the following Totals:

Choices registered – 944

Reserved choices selected in the districts in the neighbourhood of Port Nicholson – 68

Reserved choices selected Coast north of Porirua – 79

Choices registered and reserved choices selected – 1091

Unselected – 9

Total – 1100

Of the reserved choices selected the 68 in the neighbourhood of Port Nicholson are now under Survey the majority being in very peculiar localities: for instance “the land between 2 districts given out” involved much labour. It became necessary to ascertain whether the several districts were really in the position laid down on the plans, which will soon be determined and the sections completed. The parties who chose on the Coast north of Porirua Harbour have not applied to have them surveyed, probably on account of the unsettled state of the Natives. Messrs Tiffen & R. Sheppard & Wylie, Assistant Surveyors have been engaged on the plans &c also Messrs Jollie, Nicholson, Wills, Tully & Charlton, Cadets. Mr Wylie assisted by Mr Scroggs, Cadet, has also been partly employed in connecting the Districts, the Town Belt and the Hutt Road. The Hutt Road has been proceeding under Mr Whitehead & Messrs Allom, Smith and Hunt, Cadets. Mr Whitehead has cut the portion of the Town Belt connected with some of his former work. I am happy to inform you that the Road up the Hutt did not suffer from the late heavy Flood of the 18th but the rope at the Ferry was carried away. Some slips on the Pitoni Road occasioned by the late heavy rains have been removed by a small party of men under Mr Tully, Cadet: the repairs on the Karori Road have also been completed under the same gentleman. Mr Frederick Sheppard still remains at Wanganui and is engaged as described in my last report. I have the honour to be Sir, Your most obedient servant, Principal Surveyor.

No.85 Letter dated 19 Sep 1843 Samuel Charles Brees to Colonel William Wakefield

Sir, I have the honour to forward you the accompanying addenda to my report of the 7th inst. From information lately obtained I have reason to believe that the first headland from Pencarrow Head was named Baring's head by Capt. Chaffers although it is very inferior in bulk to that forming one of the heads of the Wairarapa. I have finished the accompanying plan agreeable to this opinion notwithstanding my impression detailed in my Report of the 1st August last. I have the honour to be Sir, Your most obedient servant, Samuel Charles Brees, Principal Surveyor

No.86 Letter dated 16 Oct 1843 Samuel Charles Brees to Colonel William Wakefield

Sir, I have the honour to report to you the State of the Surveys. The Staff of Surveyors have been employed in carrying out the Surveys as described in my late Reports. Mr R. Sheppard, Assistant Surveyor, who has been assisted by Mr Smith, Cadet, has been engaged in completing portions of the Porirua Harbour &c. Mr Tiffen, Assistant Surveyor, has been engaged on the Town District &c assisted by Messrs Scroggs & Tully, Cadets. Mr Wylie, Assistant Surveyor, assisted by Mr Nicholson, Cadet, has been engaged in the Harbour District also at the Wairiki on the sea coast &c. The Hutt Road has proceeded under the charge of Mr Whitehead, Assistant Surveyor & Mr Hunt, Cadet. It has reached the hills on the Eastern side of the Valley. I am at present engaged in finding the best line past the gorge. I have a line cut along the face of the hills which affords a pass, but I should prefer a road on the top of the hills, as it would be less expensive & not so liable to damage from slips. I prepared a specification for a Pile Bridge over the Hutt

(accompanied by a drawing) agreeable to your instructions which Mr Watt has signed. The men returned to ballast a portion between the Duck pond & the river this week; The bridge over the river being now commenced, the Colonists will soon have an excellent Cart road extending upwards of 13 miles in this direction. I have employed the remaining Cadets in various ways. Mr Nicholson & Allom have surveyed Sinclair Head &c & the remainder have been engaged in mapping. Mr Fred Sheppard, Assistant Surveyor, remains at Wanganui he has also lately taken a sketch plan of the Coast from Manawatu to Patea. I have the honour to be Sir, Your obedient servant, Samuel Charles Brees, Principal Surveyor.

No.87 Letter dated 10 Nov 1843 Samuel Charles Brees to Colonel William Wakefield

Sir, I am sorry that it has become my duty to report irregularities on the "Hutt Road". I inspected the line last Tuesday & admonished the two Cadets in accordance with your request of the 30th ult. I gave directions to the Surveyor in charge. Upon my return from the gorge at the end of the week, I walked along that part of the road where the men were extending over a space of about ½ a mile, without seeing the Surveyor in charge, the foreman or either of the two Cadets. I afterwards met the Surveyor & foreman who were returning from an examination of that portion of the road crossing the swamp & in answer to my questions I found that one of the Cadets had not made his appearance that morning & the other had gone to Wellington with the Pay List, although it was not above ½ past 9 o'clock a.m. whereas 12 o'clock is sufficiently early to arrive at the Office, as I have told them: one of the Cadets being absent from his duty rendered the presence of the other indispensable, he ought to have remained until the last minute, more especially as I directed every exertion to be made to complete the ballasting that week. I am, Sir, Your most obedient servant, Samuel Charles Brees, Principal Surveyor.

No.88 Letter dated 01 Dec 1843 Samuel Charles Brees to Colonel William Wakefield

Sir, I have the honour to report to you the state of the Surveys. The Staff of Surveyors have been engaged in setting out sections in the neighbourhood of Port Nicholson per requisition of the colonists and in completing the Survey according to the arrangement described in my report of the 7th September last. I have endeavoured to arrange difficulties without prejudice to any party. The principal difference at present under investigation is at the Pawai Tangi-nui District where there is a discrepancy between the plan and the ground. Some parts of the Lower Hutt and Karori Districts also require corrections. I have considered it my duty to inform you of these matters. Upon the completion of the plan I will transmit you a list of the corrections. I must however add that I have not corrected any lines of consequence without first communicating with you on the subject which course I shall adhere to. Messrs R. Sheppard & Tiffen, Assistant Surveyors, assisted by Messrs Wills, Tully, Nicholson and Jollie &c, Cadets, have been engaged upon the same work as described in my last report and in finishing the Maps &c. The Hutt road is at present under the charge of Mr Wylie, Assistant Surveyor, and Mr Nouman, Cadet: the road is finished at the Duck Pond and the men are now carrying it over the hills at the gorge where I have cut a very good line connecting the lower with the upper Hutt. The piles of the bridge over the Hutt are nearly all prepared and the pile driving is commenced. There are a few men employed in ballasting a portion of the Porirua Road under the direction of Mr Allom, Cadet. Mr Whitehead has been principally engaged at the Hutt: he has set out 2 sections at the back of Nos 28 & 75 for the secondary series for Messrs Udy & Batten according to your instructions. Mr F. Sheppard is still engaged at Wanganui mapping & shewing the sections to the proprietary. I have the honour to be Sir, Your most obedient servant, Samuel Charles Brees, Principal Surveyor.

No.89 Letter dated 12 Dec 1843 Samuel Charles Brees to Colonel William Wakefield

Sir, I have the honour to forward a Duplicate Copy of the Map of the Town of Wellington, Port Nicholson – Scale 8 inch to a mile. That portion of the Town Belt not set out on the ground when the large map was sent September 7th has since been completed the whole is therefore perfect. A view of the Wairarapa is also enclosed copied from sketches made on the authority of Mr Fox. The Survey is proceeding as directed in my last report. The Hutt road advances rapidly it has now reached a distance upwards of half a mile along the hills at the gorge. I have the honour to be Sir, Your obedient servant, Samuel Charles Brees, Principal Surveyor.

No.90 Note dated 1843 Samuel Charles Brees to Colonel William Wakefield
Dear Colonel, Mr Nankivell has sent me an Estimate for the Pile Bridge for £490 – and Wilcox one for the Ferry boat (only) for £110 & McGregor one for same at £120. Yours truly, Samuel Charles Brees

No.91 Note dated 1843 Samuel Charles Brees to Colonel William Wakefield
Dear Colonel, It is very necessary that Mr Whitehead should go over the line with McMaster before he starts – to explain matters – more especially as I shall not be able – after which there is no need of an assistant for 8 or 10 days when he will have returned. Besides a fresh assistant will know nothing of the line & therefore can explain nothing. Your... Samuel Charles Brees.

No.92 Letter (private) dated 2 Jan 1844 Samuel Charles Brees to Colonel William Wakefield Hawkstone Street. Dear Sir, Upon leaving England I was informed by the Court of Directors, that the Assistant Surveyors were to be employed under my direction, and from experience, I was aware that it would be impossible to carry out the intention of the Court unless they were under my entire control & management. Without in the least impugning your intentions, since I am sure you do every thing for the best, I will explain how your instructions to the Assistants operate for instance on one occasion you gave Mr Whitehead instructions respecting cutting a line for the New Porirua Road, no doubt, perfectly accidental, the effect produced upon his mind was such that he told me “he held himself responsible to you & whatever my opinion of him might be you were quite satisfied with him” & in other words, that he did not care for me, for you would support him. Had I been in England I should have insisted on his dismissal or I must have resigned. It has been & is precisely the same with others – another of the present staff has been so much elated by the good opinion you entertain of him, that he has exposed his inexperience even in a greater degree than the first gentleman. It is no surprise to me when I hear of Mr Whitehead enlightening people concerning their boundaries & I am afraid that if you pursue the same course with other assistants, it will be attended with the same consequences or even worse.

If you review the present occupation of the staff you will find how great a share you have in their direction. Mr F. Sheppard remains at Wanganui at your desire (profitlessly employed) where I proposed sending Mr Tiffen & two cadets some months back with sufficient office work that was required to occupy them while Mr F. Sheppard would have returned to Port Nicholson & been advantageously engaged. Mr Tiffen would also have examined the survey at Wanganui thus one Surveyor would check another. Mr Wylie superintends the Hutt road agreeable to your instructions. Would not an additional foreman (a sharp man) do as well or even better! By which a surveyor would be saved for more important work. Mr Whitehead you have ordered to the Office where he is of no use – Mr Tiffen is going to the Wairarapa from your instructions to him – although he has not completed his work at Port Nicholson which must therefore remain in confusion until he returns. Mr R. Sheppard will be the only assistant acting under my direction to advantage. The two last gentlemen have most important business to perform being engaged on the reference plots &c. The correctness of the Survey entirely depends upon management & the many dilemmas attending it some time back are attributable to want of system somewhere and now that everything is nearly straight I should wish that you allow me to complete it – since you cannot be so well acquainted with the various capacities of the Assistants & the best manner of employing them.

I think it far better to inform you of these matters before any serious consequences ensue, rather than state them in self justification hereafter; at the same time, I am sorry to trouble you, fearing you may put an erroneous construction upon my remarks, but my anxiety for the survey alone impels me knowing the consequences that must arise if I neglect to do so, therefore I trust you will excuse my candour. I remain, Dear Sir, Your most faithful servant, Samuel Charles Brees.

No.93 Letter dated 16 Jan 1844 Henry Stokes Tiffen to Colonel William Wakefield
Sir, I have the honour to report my return from Wairarapa and beg to lay before you the results of my expedition. The Ruamahanga river is at present barred at the mouth, but about a month back the bar was forced by the pressure of the water in the Lower lake, and a very strong current

formed, which rendered the entrance unsafe. The portage between the harbour of Te Kopi and the commencement of the inland water communication would be about 8 miles, and a road might be very easily made by ascending at Te Kopi and descending at Hokorewa, at which point the inland water communication should commence. The water in the Southern lake is about six feet lower now than it was at the period of my last visit. Within ten feet of the bar I found the Ruamahanga river the depth of which at this point was 30 feet proceeding up the river my next depth was 20 feet and opposite pa Pokokirikiri 9 feet probably in this last measured depth. I did not find the river's true course, my next sounding indicated 15 feet, at which depth it kept as far as the Wairarapa, which was the extent of my personal observations. The river is from 100 to 200 yards wide & deep enough close to its banks for a schooner of about 50 tons burthen to discharge her cargo. The current is scarcely perceptible, so that neither snags, or anything that indicates freshets is to be found, not even on the sand bar, which would be the natural depot for all drifted wood.

The Wairarapa lake is a magnificent piece of water, perhaps 11 miles long and 5 wide, I crossed it at the southern end and found the depth of the water to be 12 feet, the swell being considerable, any further examination by means of a canoe was rendered impracticable, for to do so with safety a boat of large dimensions would be required.

From the bar to the Wairarapa the contiguous land is very liable to be overflowed it is now for the most part dry and sound & if the southern lake would by any means be kept as low as it is at present, it would grow 4000 acres of rich water meadowland. The general soil of the lower part of the valley consists of a light hazel loam in some parts mixed with gravel. About half a mile above the southern lake, the Turanganui river joins the Ruamahanga river, running nearly at right angles to it. I proceeded for about three miles up its banks, for the first quarter of a mile the land was covered with toi toi and grass & liable to be overflowed which would render it unfit for agricultural purposes, for the next mile the land was fine being composed of a moist sandy loam covered with grass and fern, and free from floods for the remainder of the distance the land was of a similar nature but gently undulated the highest part being covered with grass and the hollows with bush. I found the depth of soil by the side of the Turanganui river to be above six feet. I believe that upward of six thousand acres of available land half of it consisting of bush and the other of grass will be found on the western side of the lakes, and on the Eastern side about thirty thousand acres of fine grass land free at all times from inundation. These estimated quantities may however be found too great or too small, as in looking over a tract of land so flat, the situation of the observer, and the state of the atmosphere must scale the judgment considerably. There is little or no swamp on either side of the water, and when flooded the land is firm.

The land on the Western side of the Wairarapa extending northward being covered with bush, I could not examine its nature, without far exceeding my allowed time, could I have found a pathway through it, I should have assured myself of the complete practicability of a road from the Wairarapa to the Ruamahanga Valley. Judging however from that portion I saw, whilst crossing the lake, such a road might easily be made to some advantage as it would run through well timbered land, whilst there is a scarcity of timber in the lower part of the valley. Vallies of fine Totara running into the Rimataka Range contain some fine agricultural land.

The Native track from Wairarapa to Port Nicholson is at present obscured by dense bush, so that it was only by cutting our way we were enabled to make any progress excepting whilst travelling through the water. This track commences at the South East corner of the Wairarapa at the Wairongomai river, which it follows until the Ori Ori joins it: the path then follows the Ori Ori to its source, where I found some fine flat land, probably 800 acres in extent within about 5 chains from this spot another river called likewise the Ori Ori rises, this branch I followed down until it joins the Orongorongo. The track then leads up that river to its source, where as at the source of the Ori Ori I found some fine flat well timbered land within a few chains of this spot the Wainuiomate rises, this river is followed down until it reaches the borders of the Lowry Bay Swamp from this point it would be advisable to search for a road that would lead over the hills at Wai whetu so as to cross the Hutt, at the same point as the new Hutt Road now does, this appears to me very practicable. The Wai whetu range is the only obstacle to the formation of a road that presents

itself between Wairarapa and the Hutt, and in the event of its being impracticable to carry over a road to the Hutt Bridge, it must be taken over at the low part of the hills at the northern side of Lowry Bay, and carried through or round the swamp. I estimate the total distance from Pipitea to the Wairarapa by this route at 28 miles, 7½ of which is completed. A bridle road of 20½ miles through this part of the country, calculating it to be cut at 8s per chain which I think possible would thus cost £656 without including the expense of a Survey. At first sight it appears impossible that a road can be made from the Lowry Bay swamp to the Wairarapa Valley without crossing a single hill, such however is the case and in no part need it be steeper than the New Karori Road, & that too without side cutting. With the exception of about 50... the road will run by the side of streams fordable at all times, and along the whole line fine sections may be laid out on each side.

It will be necessary to explore thoroughly the whole line to avoid crossing it too often. Te Raro led us completely astray twice in one case he took us to a bare and rocky part on the Taumata o tawaka Range whence I made sufficient observations to enable me to make a tolerably accurate sketch survey of my route; the rock appeared to me to be a kind of firestone; and from it I could the whole of the line from Wairarapa to Lowry Bay, which appeared most excellent; but before any other person attempts to follow our track it will be necessary that it be more clearly defined than at present.

The Valley of the Wairongomai contains about 5000 acres well timbered with Totara, Miro &c with a soil admirably adapted for agricultural purposes. The river which is about twenty feet wide is at present shallow and not particularly rapid, by the flood marks it appears to rise until it reaches a depth of about 3 feet.

The Orongorongo Valley is of rich loamy soil with a subsoil of gravel it is well timbered and contains I think about 4000 acres of fine land. The river rises to 30 inches, and is fordable at all times. The Wainuiomate Valley is narrow but 2000 acres of fine bush land may be found in it. The river is rather rapid, but not to such an extent as to prevent sheep from fording it.

The Native chiefs, Te Raro, Te Teira, E. Hiko and Maneira are very anxious to have white people among them that they and their people may obtain such comforts and luxuries as they see the Ngatiawas possessed of, from them I learn that the river Ruamahanga is navigable for 20 miles above the part I have examined, at about 11 miles up the river opposite the head of the lake the banks begin and continue to be belted with bush, and excepting in winter but little wet land is to be found. Raniera offers to take me in three days from the pa Turanganui to the pa in the centre of the valley of the Ruamahanga. He states that the whole distance can be performed by water, but above that part of the valley called Tauhere nikau the canoes must be poled up. The chiefs before alluded to state their willingness to commence at the Wairarapa and work towards Port Nicholson in order that the road may be sooner completed. A road could not be made round the coast from Port Nicholson to the Wairarapa without very great outlay, as the sea even at mid tide dashes at the foot of the cliffs which are too precipitous for the purpose rendering the path very unsafe and difficult. Te Raro wishes to know where the road will go that he may build a large whare and cultivate some land for the sole use of the white men travelling the road, and I am not inclined to doubt his sincerity as they were hospitable in the extreme and scrupulously honest. I have the honour to subscribe myself, Sir, Your most obedient & faithful servant, H. S. Tiffen, Assistant Surveyor.

No.94 Letter dated 26 Jan 1844 Samuel Charles Brees to Colonel William Wakefield

Sir, I have the honour to inform you that I have considered the subject of surveying colonial allotments by contract & beg to offer a few remarks upon the same. I promised to forward you a paper of this nature in a former Report to contain the average amount of working days per week &c which I have not been able to do from the difficulty of completing tables during the progress of the Surveys.

Surveying for the above purposes comprises:

First: Exploring the district which should comprehend a general knowledge of the vallies, rivers, streams, hills & the extent & direction of the country.

Secondly: Laying out the country in allotments or sections consisting of lines of cutting through the bush fern or grass, in the direction of the roads or front boundaries of the sections, the side divisions & back boundaries, the staking & branding the numbers for the allotments & the surveying or admeasurement of the rivers, streams & sea coast &c or such portions of same as is necessary in the laying out of sections.

Thirdly: A proper plot and plan of the above, with the Field Books containing the measurement &c of the several lines.

The labour of exploring entirely depends on the nature of the country. In difficult country such as the neighbourhood of Port Nicholson the Hutt alone excepted, the expense of exploring forms a considerable proportion of the expense of surveying, notwithstanding the section lines of the several districts in this part have been run principally independent of each other without regard to the loss of any land, occurring between them. Of course the work is much facilitated if a Surveyor carries his sections up the vallies without caring to lay out the whole of the country. If it had been imperatively necessary to have laid out the whole of the land around Port Nicholson at once, i.e. to trace proper roads for the section lines over the whole connecting them with the Town, the Harbour & with each other, then the expenses of exploring would have been excessive. I instance this to shew how much the subject of exploring entered into the question.

The whole of the country around Port Nicholson is good & the whole might have been laid out to advantage, but the expense regulates the plan. This however is not the only point which influences the Surveys. Time has to be considered, whether there is sufficient to perfect the scheme. The exploration of a flat country is not so important, but the streams & wet land frequently present obstacles & require examination.

In respect to the "Laying out of the Land" when a country has been thoroughly explored or is of such a description as to require little attention in this respect, it may proceed with economy & expedition. The roads can be run direct & the sections may be staked & numbered to any degree of perfection, the only point to be considered is what is sufficient? What lines are requisite to be cut? Their width & length, what streams, coast &c are necessary to be laid down on the plan.

I will merely state on this head that if the proper position of the roads is laid out, the cutting of divisional lines is not of very great importance, but it is advantageous to complete all long lines. I need scarcely inform you of the difficulties & expense attending the fresh laying out of roads in a country after the allotments have been laid out, in consequence of the original Section lines not affording a road suitable for traffic. The plot & plan should be made to a sufficient scale, if possible 8 inch to the mile, with bench marks & bearings to striking objects, which should be fully detailed in the accompanying Field Book.

The principal items of expense are as follows: Remuneration of Surveyors; Wages of Fieldmen; Surveying instruments & drawing materials; Tools & tackle, as bill hooks, axes, saws, brands & scantling; Rations for Surveyors & Fieldmen & the conveyance of same; Profit for Risk.

The distance of the Survey in the interior & the facilities presented for conveying the rations regulates the cost very considerably thus a district close to this harbour could be surveyed for one half the sum of one 33 miles from Wellington, if there were neither roads nor rivers in the direction of the latter district; the season of the year also enters the subject. I question if the average number of working days per week of the men in wet weather would exceed 2, the remaining 4 would be consumed in carrying Rations & by detention through floods & rain.

In reference to the time necessary to Survey land, it is almost impossible to state how long it will take to complete the Survey of a district if there were any great difficulties to contend with, as thick bush, hilly country, remote distances & bad weather.

Having enumerated the principal points to be regarded in surveying sections I have merely to add that a contract for performing same should have everything clearly described, so that the

contractor might be thoroughly aware of the nature of the work he undertook hence there arises this difficulty. Supposing the country flat & dry in other words easy the lines of cutting could be at once determined & specified, but if on the contrary it was difficult they could not be so readily determined & described, notwithstanding this objection, I am of opinion that a system of contract work, could be advantageously employed for the new Settlement more especially if the country to be surveyed should consist of extensive plains & vallies. I have the honour to be Sir, Your most obedient servant, Samuel Charles Brees, Principal Surveyor.

No.95 Letter dated 31 Jan 1844 Samuel Charles Brees to Colonel William Wakefield
Sir, I have the honour to forward you a sketch showing the land surveyed & under Survey within the limits of the first purchase. The Port Nicholson Conveyance of the New Zealand Company.

The deed describes the land purchased to be bounded on the West by the Rimarup Range of hills, on the East by the Turakirai Range, on the North by the Tararua & on the South by the sea. The land enclosing this block, as that lying between the Rimarup Range & the West Coast & that lying between the Turakirai Range & the East Coast &c having been included in some other purchases of the New Zealand Company rendered it unnecessary to adhere to any particular boundary in surveying the land for the holders of preliminary Land Orders, therefore I cannot trace the precise line of either the Rimurapa or Turakirai Range but have sketched them near where I believe they run & in such a manner as to take up the divisions of the sections.

The land coloured dark red on the plan represents the land surveyed within the limits of the block, inclusive of the Town of Wellington & exclusive of the Public Reserves, Town Belt & Government domain & roads.

The land coloured light red on the plan represents the land under Survey... land which is required to be surveyed but which the state of the Native question obliged me to postpone the precise sites of the allotments forming the division therefore cannot be determined until the surveys of them are made.

The land coloured yellow represents the Native Reserves including those in the Town of Wellington. Note: A section consists of 100 acres but an allowance has been made in setting them out upon the ground.

I have the honour to subscribe myself, Sir, Your most obedient servant, Samuel Charles Brees, Principal Surveyor.

Table shewing the land surveyed & under Survey within the limits of the first purchase (the Port Nicholson Conveyance) of the New Zealand Company.

Names of Districts	[1]	[2]	[3]
Lower Hutt	73	8	81
Upper Hutt	97	3	100
Kai warra	7	0	7
Kinapora	32	3	35
Porirua	7	0	7
Horokiwi Road	33	1	34
Tukahū	1	0	1
Harbour	64	3	67
Ohariu	41	3	44
Town District	7	2	9
Evan's Bay	6	0	6
Watt's Peninsula	18	0	18
Terawiti	1	0	1
Lowry Bay	7	2	9
Upper Kaiwara	7	0	7
Block for Natives at Kaiwara	0	5	5

Ohiro	15	4	19
Karori	25	0	25
Total	441	34	475
Number of acres	44100	3400	47500
Town of Wellington	990	110	1100
Total acres	45090	3510	48600
Add for parts of sections Intersected by Western Boundary Line Tukapu Ohariu Districts	350		350
Total	45440	3510	48950

There are two Sections in the District of Terawiti (within the limits of the first purchase) but one of them is here returned as in the Ohiro District.

[1] = Number of Sections of 100 acres each exclusive of Native Reserves

[2] = Number of Sections of 100 acres each reserved for Natives

[3] = Total of Sections Surveyed or under Survey

No.96 Letter dated 14 Feb 1844 Samuel Charles Brees to Colonel William Wakefield
Sir, I have the honour to forward a Copy of a letter from Mr King, Police Magistrate of Wanganui to the Resident Surveyor at that place & beg to enquire your commands respecting same. I have the honour to be, Sir, Your most obedient servant, Samuel Charles Brees, Principal Surveyor.

Mr Brees to instruct Mr Sheppard to comply with the Magistrate's request, W.W.

No.97 Letter dated 20 Feb 1844 Samuel Charles Brees to Colonel William Wakefield
Sir, I beg to forward two Theodolites for Messrs Troughton & Simms to be repaired they have not been in working order since I have had the direction of the Surveys, the larger is one of the three purchased from Sydney, which I wish Mr Simms to examine & judge whether he can make a good instrument of. The other was brought out by Captain Smith & when repaired will again be a first rate instrument. I have the honour to be, Sir, Your most obedient servant, Samuel Charles Brees, Principal Surveyor.

No.98 Letter dated 24 Feb 1844 Samuel Charles Brees to Colonel William Wakefield
Sir, I have the honour to report to you the state of the Surveys & Roads in this Settlement. In my report of December 1st, 1843 I described the general occupation of the Staff of Surveyors at that period and which continued until I received your directions to lay out land for the Emigrants expected in the next vessels in 25 acre allotments.

After due consideration respecting the districts best calculated to realize the intentions of the Court of Directors which you were pleased to communicate to me, I called your attention to the Pakuratahi & adjoining vallies as the only place immediately connected with this harbour where the available land assumed the shape of a block, the whole of which valley together with it's tributaries might probably afford 5000 acres. My reason for preferring this to the West Coast (commencing about Wainui) which indeed presents a fine site for the purpose intended is on account of the difficulties of locating Emigrants there in the present state of the Native question. I also suggested that the chain of vallies on the Eastern side of the harbour comprising Wainuiomate, Orongaronga &c should be laid out as being much nearer Port Nicholson. This plan meeting with your approbation, I immediately despatched surveying parties to each district with proper instructions & which left Wellington 29 ult. Mr R. Sheppard, Assistant Surveyor, has charge of the party at the Pakuratahi and is assisted by Mr Whitehead, Assistant Surveyor. Mr Charlton, Cadet, is also connected with this party being engaged in completing the line for the

Wairarapa Road which crosses the Pakuratahi Valley. I despatched Mr Tiffen, Assistant Surveyor, to the Wainuiomate who lately returned from the Wairarapa to Port Nicholson by this and other vallies agreeable to your directions during my absence up the Hutt. Mr Tiffen is assisted by Messrs Tully & Jollie, Cadets.

Every exertion is now being made with these surveys. I hope to lay plans of them before you shortly. That of the Pakuratahi is the most forward. I shall endeavour to set out all the land along the Wairarapa Road including that portion between the Mungaroa & the Hutt.

The Road proceeds under Mr Wylie, Assistant Surveyor & Mr Nicholson & Scroggs, Cadets. The workmen are in the back line of the Upper District of the Hutt between No.2 & 3 lines.

I am happy to state that I have succeeded in reducing the length of this Road 3 more miles & I expect to save about 1 to 1½ miles yet by straightening it at parts. The following table shews the distances of the several districts from Pepitea Point, Wellington.

Pipitea Point

Miles.Chains.Links

19.0.0	The road at present made (back line of the Upper Hutt)				
25.0.0	6.0.0	Crossing of Mungaroa River			
27.47.0	8.47.0	2.47.0	End of Survey lines of Hutt		
30.30.0	11.30.0	5.30.0	2.63.0	Pakuratahi River	
33.03.0	14.02.0	8.02.0	5.35.0	2.52.0	Summit of Remutaka
37.0.0	18.0.0	12.0.0	9.33.0	6.50.0	3.78.0 Wairarapa Plains

The next Table gives the distance from Port Nicholson, the whole being calculated from the Hutt Bridge. None of the lengths will differ much from these Statements, but some will be less.

Hutt Bridge

Miles.Chains.Links

10.74.77	The road at present made				
16.74.77	6.0.0	Crossing of Mungaroa River			
19.41.77	8.47.0	2.47.0	End of Survey lines of Hutt		
22.24.77	11.30.0	5.30.0	2.63.0	Pakuratahi	
24.76.77	14.2.0	8.02.0	5.35.0	2.52.0	Summit of Remutaka
28.74.77	18.0.0	12.0.0	9.33.0	6.50.0	3.78.0 Wairarapa Plains

The other roads connected with the Town are now assuming more the appearance of highways at home than of mere cuttings through the bush, nearly the whole of the Karori Road is increased in width and ballasted the men being employed at the last hill before reaching the table land and the work has been executed exceedingly well. It is with much satisfaction that I make mention of the available state of this road for the purposes of the settlers, being the first that I had the honour of being connected with professionally in this country.

The new Porirua road is now ballasted to the junction with the old road & there are two parties of Roadmen employed in widening & improving the old road one being situated near the half way house or "Lodges" & the other at Mr F. Johnson's Section, the work proceeds under the charge of Mr Allom, Cadet.

Messrs Wills, Norman, Smith & Hunt, Cadets, are engaged upon office work & in the Town in preparing the several plans & details connected with the land claims & Government. The Cadets are now advanced in their profession sufficient to be of some service to the Company & I feel much pleasure in stating that as a body they have fully equalled the expectations formed of them in England.

Mr F. Sheppard remains at Wanganui & has been lately engaged on a Survey of the channel of the river including soundings & other matters connected with this district. I have the honour to be, Sir, Your most obedient servant, Samuel Charles Brees, Principal Surveyor.

No.99 Letter dated 09 Mar 1844 Robert Sheppard, Assistant Surveyor to Col. William Wakefield
Sir, I beg to lay before you the following remarks on the survey of the Pakuratahi Valley, in reference to the accompanying Despatch. I have the honour to be, Sir, Your most obedient servant, Robert Sheppard, Assistant Surveyor, New Zealand Company.

Part 1 Page 2 – Position, Quantity, Quality

Position - on an extension of present Hutt Road

Quantity – About 2000 acres. N.B. any required quantity may be obtained by laying out sections on very hilly & comparatively poor land.

Quality – On the greater part of the land Black Birch is growing, which indicates a clayey soil, but in many places Tawa & Toi-toi are found which indicate a lighter soil. From an inspection of the black birch soil I am induced to believe it to be well adapted for the growth of wheat.

Part 3 Page 4 Facility of Access

A carriage Road will be expensive, in some parts it might cost £4 or £5 per Chain, but by far the greater part would cost no more than the present Hutt Road. A Cattle track would of course be much cheaper & might be quickly formed.

Part 4 Page 7 Dispatch in Survey of land

The map can be completed at the commencement of next week, when it will only remain to stake out the Sections. If a site for a village is to be reserved & staked out, that would add considerably to the length of time required to complete the survey.

No.100 Letter dated 23 Mar 1844 Samuel Charles Brees to Colonel William Wakefield

Sir, I returned from Mr Tiffen's ... last night – There is a quantity of first rate land in these vallies but the work presents great difficulties. I intend with your approval, sending Mr Whitehead & 6 men to take up another portion of the valley on Monday. I beg you will excuse my not waiting upon you now, as I am under the operation of medicine. I will do myself the pleasure of explaining personally to you as soon as possible. I am, Sir, Your most obedient servant, Samuel Charles Brees.

No.101 Letter dated 17 Apr 1844 Samuel Charles Brees to Colonel William Wakefield

Sir, I beg to forward you the accompanying Report of Mr Robert Sheppard, respecting the line of Road from Karori to Makara. Mr Sheppard appears to prefer the line laid down on the Selection Plan. Mr Whitehead who has also lately been in the Makara & examined the Country with the same view considered that the Stream would be the most advantageous.

The line on the Selection plan is preferable to any other if it affords a suitable road without involving unusual expense, which I will examine into, but if a fresh line must be taken, then the country both North & South of it should be explored. I shall ascertain the capacities of the country to the Northward & will lay the result before you without delay. I have the honour to be, Sir, Your most obedient servant, Samuel Charles Brees, Principal Surveyor.

Letter dated 15 Apr 1844 Robert Sheppard to Samuel Charles Brees

Sir, Having been instructed by Col. Wakefield to examine the country with a view to ascertaining the relative merits of two proposed lines of Road into the Makara District, I beg leave to forward through you the following Report. I have the honour to be Sir, Your most obedient servant, Robert Sheppard, Assistant Surveyor, New Zealand Company.

The road into the Makara district as laid down on the Selection plan is susceptible of slight improvements by means of occasional deviations which would render the inclination more gradual but would in a slight degree increase the length.

Ascending from the present Karori road to the summit no serious obstacles occur either in expensive works or objectionable gradients, but descending from the summit to join the main line (in Section No.23) which runs through the centre of the Makara district, a very steep declination occurs and for upwards of a mile heavy side cutting must be resorted to, so that as regards general feature & cost it may be compared to the road recently constructed over the Hutt Gorge. The length of this portion would be about 2 miles 50 chains.

In constructing a road to follow the general direction of the Karori Stream the following cases occur. The length would be about 3 miles 50 chains. In some parts the land on either bank affords every facility for the formation of a road, in other parts the land on one side only is available, it will therefore be necessary in order to avoid heavy side cutting to cross & recross the stream by bridges, which would be expensive as the banks are from 10 to 20 feet high. Furthermore there are several places in which very high and steep cliffs rise on each side of the stream, in such cases it would be necessary to resort to heavy side cutting or to divert the road and carry it over the cliffs; whether the heavy side cutting or the diversion would be preferable can only be determined by a minute Survey. I at present entertain doubts as to whether ground can be found suitable for such diversions.

I conclude that on account of it's greater length the line by the Karori Stream would be much more expensive than that on the Selection plan.

The road through the centre of the Makara district from Section No.1 to No.23 would be about 3 miles 27 chains in length & may be formed as laid down on the Selection plan but with some slight deviations, which will not affect it's general direction, except in Sections No.7 & 9 this deviation is not absolutely necessary, but is pointed out as the means of improving the present line.

Summary of Distances

Road by the Karori Stream to No.1 Makara	3 miles 50 chains
From No.1 to No.23 Makara	3 miles 26 chains
Road from Karori to No.23 Makara	2 miles 50 chains

Therefore persons travelling from Karori to the centre of Makara District & thence to Ohariu would have an advantage in distance by the lines on the Selection plan of 4 miles 26 chains.

No.102 Letter dated 25 Apr 1844 Samuel Charles Brees to James Kelham, Accountant, NZ Co. Sir, I beg to inform you that I have examined into Mr Brady's Case. It appears that he caused three Town acres at Te Aro Nos 924, 925 & 932 to be fenced in the year 1841 agreeable to the pegs laid off on the ground. The fence was of a very inferior description consisting of posts & rails, with some slight upright poles at places secured with supple jacks. Mr Stokes discovered that the fence was placed out of its proper position, according to the plan of the Town of Wellington in I believe the same year. Mr Tiffen about 12 months back ascertained that it was wrong at which period it was in a very dilapidated state and of no use as a fence; it was accordingly removed and another fence put up in the position marked on the plan.

Estimated quantity of fencing placed wrong 100 rods. This, if altered at the time when first discovered to be erroneous, would have been but a slight undertaking, but it was neglected until the fence was almost worn out, therefore say 1s per rod towards a new fence - £5.

Estimated quantity of land without the bounds of the acres rough cleared of fern &c about 1¼ acres, which I estimate at £2 per acre - £2 10s. There was a small patch of garden about 4 perches also rough fenced & dug within the last enclosure - 10s. Total £8.

I consider the above sum to be a very fair compensation & feel satisfied that it would more than cover the expense of performing the work contingent upon the alteration & in respect to the land exchanged it is of about similar value. I have the honour to be, Sir, Your most obedient servant, Samuel Charles Brees.

No.103 Letter dated 26 Apr 1844 Samuel Charles Brees to Colonel William Wakefield
Sir, I have the honour to report to you the progress of the Surveys. The parties engaged at the Pakuratahi under Messrs R. Sheppard & Whitehead returned to Wellington March 9th having surveyed the valley and ascertained its contents the valley is not so large as had been supposed, but the available land amounts to from 1500 to 2000 acres. I have not set out the Sections, but it can be done at any time either in 100 or 25 acre allotments.

The Survey of the chain of vallies connected with Lowry Bay proceeds under Mr Tiffen, Assistant Surveyor & Messrs Jollie & Tully, Cadets. I also sent Mr Whitehead, Assistant Surveyor, with another party of men April 1st.

The land thrown open by the Survey lines in these districts is of first rate quality and rises in public estimation every day. The labour of surveying it is very great from the necessity of connecting and laying down roads to it from the Hutt & from the great length of Section lines required. The following Table shews the importances of these districts.

Lowry Bay District (mostly swampy)

Sections laid out previous to commencing present Survey	7 of 100 acres	700 acres
Sections laid out by present party	27 of 25 acres	675 acres
Total		1375 acres

Wainuiomate District (Fine valley land & not swampy)

Sections laid out previous to commencing present Survey	1 of 100 acres	100 acres
Reserves set out by present party	5 of 100 acres	500 acres
Set out by present party	26 of 25 acres	650 acres
Additional lines of cutting ready but not yet set out	25 of 25 acres	625 acres
Total		1875 acres

Summary

Lowry Bay	1375 acres
Wainuiomate	1875 acres
Present Total	3250 acres

The Oronga ronga valley which connects with this district yet remains to be surveyed & I trust that there is much more land yet in the Wainuiomate valley. The road now in progress from Petoni beach to Lowry Bay has been carried over the hills and is now being taken along the swamp, the portion over the hills is principally side cutting and will answer as a temporary road and if improved at the extremities may become sufficient for the purposes of the settlers in these districts, however the approach from Petoni beach will be expensive for a short distance. There is one objection to this route, viz the inconvenience of crossing the river Hutt at the mouth. I have therefore laid out another road connecting with the new Bridge over the river, which would be the most direct in the event of a road being formed from the new Bridge to the Waiwetu; it takes the Northern side lines of Sections 25, 26 & 27 and thence across the hills by side cutting & finally reaches that portion of Lowry Bay swamp where the 25 acre allotments are laid out.

I have commenced cutting the boundaries of the Port Nicholson Deed of Purchase and ascended the Turakirai Range at the Sea Coast at Fitzroy Bay in company with Mr Fitzgerald the Government Surveyor & Mr Smith, Cadet to whom I have instructions. Each of these gentlemen has a party of six men and they formed one company at commencing, but I have since instructed Mr Smith to cut to the Turakirai Range from the Wainuiomate valley & thence along it in a northerly direction. While Mr Fitzgerald prolongs the line on the same range from the Sea Coast until he arrives at the Bench mark left by Mr Smith. I made this arrangement at the suggestion of His Honor the Superintendent who thought that if the men were formed into two parties it would be more advantageous and since Mr Smith's work will assist the surveys of the Wainuiomate.

The remaining gentlemen of the Staff including Messrs R. Sheppard, Assistant Surveyor, Messrs Wills, Norman, Nicholson & Charlton, Cadets, have been engaged in the usual routine of business in shewing sections &c and in office work.

A series of plans for England are being prepared and which will be finished as soon as possible. The Hutt Road is pushing on fast towards the Mungaroa under the direction of Mr Wylie, Assistant Surveyor and Messrs Scroggs & Hunt, Cadets. The Porirua Road is also progressing under the charge of Mr Allom, Cadet. Mr F. Sheppard remains at Wanganui shewing sections to the proprietor and other business connected with the district. I have the honour to be, Sir, Your most obedient servant, Samuel Charles Brees, Principal Surveyor.

No.104 Letter dated 18 May 1844 Samuel Charles Brees to James Kelham, Esquire
Sir, I have the honour to forward you in the absence of the Principal Agent certain plans of districts for England in order that the same may be forwarded per barque 'Tyne', now sailing.

1. Map of the country sections in the district of Wanganui – scale 1 inch to the mile
 2. Plan of the City of Petre in the district of Wanganui – scale 10 inch to the mile
 3. Reconnaissance of the country between the rivers Waiho and Waikato, New Ulster, Northern Island, New Zealand – scale ½ inch to the mile
- These plans were completed before the receipt of the instructions respecting plans dated 17 August 1843.

4. Map shewing the suburban land between Auckland and Manukau and the country land in the district of Tamaki – scale 1 inch to the mile
 5. Plan of the Town of Auckland in the Island of New Ulster, Northern Island, New Zealand – scale 8 inches to the mile
- These plans are drawn according to the above mentioned instructions.

I have the honour to be, Sir, Your most obedient servant, Samuel Charles Brees, Principal Surveyor.

No.105 Letter dated 25 May 1844 Samuel Charles Brees to James Kelham
Dear Sir, I received yours respecting Tiffin also one from White yesterday requesting I would allow him to send for Tiffin from the bush as he stated he was not well. I answered that sending for Tiffin on account of his (Whites) application would not be in order, but that there was no necessity for any gentleman to remain in the bush if he was unwell. It appears that he has since applied to you I will therefore explain that there are certain rules for the staff & are as follows – If a gentleman of the staff is unwell & unfit to attend his duties the regular course is for him to report it to me upon which he is relieved from duty until he recovers – (a certificate from his medical is generally sent if in the town). Mr Tiffin is perfectly aware of this custom & yet has not done so, but on the contrary sent for more rations last week. Further two men have returned this day from the part where Tiffin is at work, but I have not received an application from him & upon enquiring how Tiffin was they replied very well & added that he had not been ill. I believe White must be misinformed regarding Tiffin's illness. If you will please to send me a request, as Colonel Wakefield's representative, that Mr Tiffin be relieved notwithstanding I will comply with it. I am, Sir, Yours truly, Samuel Charles Brees.

[Reply – Kelham to Brees]

Dear Sir, Mr White spoke to me yesterday about Tiffen who he says is very unwell and wishes to be relieved. I see no objection if you do not. You know whether any serious evil would arise by suspending operations in this Quarter for a week during this bad weather – I should think it might be rather prudent than otherwise, to give laborers and all time to recruit. Yours truly, James Kelham.

Note positioned between items 105 and 106 in the box - dated 04 Jan 1845
I hereby certify that Mr Whitehead has delivered up all Maps, plans, drawings and other papers and documents connected with the Surveys, also the Surveying Instruments intrusted to him. Samuel Charles Brees, Principal Surveyor.

No.106

Hutt Road

Details of the Cost of that portion commencing at the intersection of No.2 line and terminating at the top of the Maori Garden side cutting which was completed within the Period of February 25th and May 3rd 1844 being a length of 295.45 chains and comprising Drainage.

Miscellaneous Bush	10.16 chains
Black Birch (Tawai)	136.88 chains
Heavy Rimu and Mai	94.00 chains
Totara*	33.90 chains
Fern	16.11 chains
Side Cutting	4.40 chains
Total Length	295.45 chains

* Note. In the Totara portion the line of road required to be cleared not only of the timber, but also to be in some cases, levelled, embanked and bridged.

Cost		
Wages	£194 9s 1d	
Blacksmiths Account	£1 9s 2d	
Conveying Rations	£18 15s	
Estimated Wear and Tear of Tools	£2 12s	
Total	£217 5s 3d	
Deduct for time occupied in Survey & Repairing Road &c	£4 18s 2d	
Total Expense		£212 7s 1d

Rough Details of Cost
Therefore 295.45 chains @ 14s 4³/₄d per chain £212 7s 1d
Being the average expense of the whole which may be detailed as follows

*10.16 chains Miscellaneous Bush	14s 7d per chain	£7 8s 4d
136.88 chains Black Birch (Tawai)	11s 3d per chain	£76 19s 10 ³ / ₄ d
94 chains Rimu and Mai	16s 1d per chain	£75 11s 10d
33.90 chains Totara	£1 1s 4d per chain	£36 3s 2 ¹ / ₂ d
16.11 chains Fern	2s 8d per chain	£2 2s 11 ¹ / ₂ d
4.40 chains Side Cutting	£3 3s 10d per chain	£14 0s 10 ¹ / ₄ d
Total expense in Making Road		£212 7s 1d

* Note: Draining increases this head more than usual

Hutt Road

Details of the Cost of that portion commencing at the Foot of the First Gorge and terminating at the intersection of No.2 Line which was completed within the Period of Nov 9th 1843 and February 24th 1844 and being a length of 416.80 Chains and comprising 9 Bridges*.

Miscellaneous Bush	30.03 chains	
Manuka	6.00 chains	
Tawa and Totara	52.34 chains	
Tawai	204.22 chains	
Side Cutting	124.21 chains	
Total length	416.80 chains	
Cost		
Wages**	£252 5s 6d	
Blacksmiths Account	£3 9s 7d	
Conveying Rations	£4 10s	
Estimated Wear and Tear of Tools	£2 10s	
Total	£262 15s 1d	
Deduct for time occupied in Surveying & Repairing Road &c	£10 0s 6d	
Total Expense		£252 14s 7d

* Note. The roadway in the forest is about 30 feet wide – 8 feet of which are stumped, cleared of roots and levelled.

** Note. The Gang consisted of about 20 men... whose wages varied from 16 shillings to £1 1s per week. They found their own Rations, the Company paid the expense of conveying the Rations from 1st of January to the time of the Breaking up of the Gang.

Rough Details of Cost

Therefore 416.80 Chains @ 12s 1½d per chain £252 14s 7d
Being the average expense of the whole which may be detailed as follows

9 Bridges averaging 75 links estimated at	£3 10s per bridge	£31 10s
29.28 chains Miscellaneous Bush (being 30.03 chains including 75 links for 1 bridge)	7s 2½d per chain	£10 11s 10d
6 chains Manuka Bush	4s 8d per chain	£1 8s 1d
50.09 chains Tawa & Totara (being 52.34 chains including 225 links for 3 bridges)	7s 10¼d per chain	£19 14s 1d
203.47 chains Tawai (being 204.22 chains including 75 links for 1 bridge)	5s 8¼d per chain	£58 1s
121.21 chains Side Cutting (being 124.21 chains including 300 links for 4 bridges)	£ 1s 8¼d per chain	£131 9s 7d
Total Expense for Road		£252 14s 7d

Road to the Wairarapa

The road from Pipitea to river Mungaroa Upper Hutt nearly completed 24 miles 27 chains 38 links

Distance from thence	
To end of Survey lines	2 miles 47 chains*
To Pakuratahi River	2 miles 63 chains*
To Summit of Remutaka	2 miles 52 chains*
To the Plains say	2 miles 50 chains 62 links
Total	10 miles 52 chains 62 links
Total Distance	35 miles

* These distances are measured

Rough Estimate of completing the Wairarapa Road

If finished nearly equal to the road already made

At an average of 6s per chain which is barely sufficient

– 10 miles 52 chains 62 links	£255 15s
Add for earthwork & contingencies	£44 5s
Total amount	£300

But if a new track will suffice it may be done for about one half £150

No.107 Letter dated 24 Jun 1844 Samuel Charles Brees to Colonel William Wakefield

Sir, I have the honour to report to you the progress of the Surveys during your absence. Nearly the whole of the vallies on the Eastern side of Port Nicholson are surveyed. The following is a rough statement of the number of sections surveyed.

Lowry Bay District	27
Wainuiomāta	105
Orongo-rongo and Ori-Ori	20
Total	152

The Sections in the Lowry Bay District are principally swampy. The Wainuiomāta Valley runs in a Northerly direction from the back of Baring's Head and passes along the East side of Lowry Bay swamp: it is a valley of importance and contains some very excellent land, the vegetable mould being of several feet in depth there is however stony ground to be found along it at parts. I consider this to be the finest district round Port Nicholson with the exception of the Hutt which it resembles on a small scale. The sections extend along the valley and do not include any of the hills: a slight portion of the feet of the hills may possibly be contained in some of the sections which is difficult to avoid.

I have not laid out the bare land at the mouth of the Wainuiomāta river, Mr Clarke the Protector of Aborigines having requested that it might be left for the Natives.

The Orongo-rongo valley is nearly parallel with the Wainuiomāta and the sections at present surveyed are in a basin at the head of the valley leading from the Orongo rongo towards Wairarapa, the soil in these vallies partakes of the general character of the flat land but the vegetable mould is not so deep as that of the Wainuiomāta.

Messrs Tiffin, Tully and Jollie with their men have returned to Port Nicholson and are engaged in plotting the work. Messrs Whitehead and Wills are surveying the lower part of the Oronga ronga next the Coast.

Mr R. Sheppard has been engaged in office work and in surveying a portion of the Karori Stream for the purpose of setting out certain sections along it.

The Hutt road proceeds in charge of Mr Wylie, Assistant Surveyor, and Messrs Hunt & Scroggs, Cadets, the cutting party are within half a mile of the river Mungaroa: there is some side cutting at this part upon which the remainder of the men are employed.

Mr Charlton, Cadet, has been engaged with Mr Allom in superintending the improvements on the Porirua Road and in cutting the branch road from it to Ohariu.

The boundary line is proceeding: Mr Smith succeeded in reaching the Turakirai range via the Lowry Bay District the Wainuiomāta, thence over the hill at the head of this valley to the Orongorongo and the Ori-Ori: he cut about a mile along the range and was then obliged to desist, the weather being very unfavourable at that time and exceedingly cold; he is now engaged with his men in cutting a portion of the boundary from the Horokiwi Valley to the Hutt. The Government Surveyor, Mr Fitzgerald after cutting some distance along the Turakirai range from the sea coast, was obliged to leave off from the unfavourable state of the weather in those high situations at this period of the year; he next cut the boundary line running from the Porirua Road across the Ohariu District to the coast and he is now at work in the Upper Hutt at the Eastern side of the river Mungaroa.

The following plans the work of Messrs Nicholson, Norman and Charlton, Cadets, were forwarded to Mr Kelham for England on the 18th ultimo.

1. Map of the Country Sections in the district of Wanganui – scale 1 inch to the mile
2. Map of the Town of Petre in the district of Wanganui – 10 inches to the mile
3. Reconnaissance of the country between the rivers Waiho and Waikato New Ulster, Northern Island, New Zealand – scale ½ inch to one mile

These plans were completed before the receipt of the instructions respecting plans dated 17 August 1843.

4. Map shewing the suburban land between Auckland and Manukau and the Country land in the district of Tamaki – scale 1 inch to a mile

5. Plan of the Town of Auckland in the island of New Ulster, Northern Island, New Zealand – scale 8 inches to a mile

These plans are drawn according to the above mentioned instructions.

Mr F. Sheppard has been engaged at Wanganui surveying the mouth of the river, taking soundings &c and shewing the sections to proprietors.

Messrs Nicholson and Allom, Cadets, will proceed to Otago in the 'Carbon' to join the New Edinburgh Staff agreeable to your instructions where they may be found useful having had much experience in surveying and road making in this settlement. I have the honor to be, Sir, Your obedient servant, Samuel Charles Brees.

No.108 Report on plan for the Wairarapa by A. Wills dated 30 Jun 1844

This was reported **missing** by an archivist on 2 Nov 1994 – missing item register number 136

No.109

Memorandum of Reserved Choices in the District of Wanganui 07 May 1844

No. of Registry	Date of Registry	By whom registered	Number of land order Issued in England
8	18 Feb 1840	F. Healy	27
10	22 Feb 1840	W. Dorsey	42
27	29 Apr 1840	Mr Bannister	8
47	24 Jul 1840	G. Scott	28
79	-	-	-
141	-	-	-

No. of Registry	Date of Registry	By whom registered	Number of land order Issued in England
157	28 Dec 1840	F. Sinclair	52
188	18 Mar 1841	J. H. Greenwood	52
218	20 Apr 1841	I. E. Featherstone	113
219	20 Apr 1841	I. E. Featherstone	114
220	20 Apr 1841	I. E. Featherstone	115
221	22 Apr 1841	G. Hall	117
230	21 May 1841	Charles Townsend	119
234	24 May 1841	J. O. Western	51
244	15 Jun 1841	E. C. Chetham	81
245	15 Jun 1841	E. C. Chetham	82
246	15 Jun 1841	E. C. Chetham	102
250	27 Aug 1841	C. M. Penny	97
264	24 Nov 1841	J. Kebbell	69
265	24 Nov 1841	J. Kebbell	70
266	24 Nov 1841	J. Kebbell	71
267	24 Nov 1841	J. Kebbell	72
276	-	-	-

Memorandum of the Exchanges made in the Wanganui District 16 May 1844

No. in Register	By whom chosen	Original situation	Choice from plan	As now chosen Situation & No. on plan
2	Mr Nixon	Left bank	2	Left bank 195, 196
5	Mr Nixon	Left bank	6	Left bank 197, 198
15	Mr Bell	Left bank	5	Left bank 117
238	Mr A. Duncan	Left bank	108	Right bank 48
	Native reserve	Right bank	48	Left bank 2
	Native reserve	Left bank	117	Left bank 5
	Native reserve	Right bank	33	Left bank 6
	Native reserve	Right bank	34	Left bank 108

Mr Nixon also receives Town Section No.63 originally chosen by the Company for No.31 order of Choice.

A List of the Squatters in the Town of Petre 20 Jun 1844

Name	Situation	Description
Jonas Lockett	Churton street	Cottage & Yard
Richard Smith	Section No.4	Ware
Stephen Sandals	Wilson street	Cottage
George Smith	Section No.11	Cottage & Garden
Thomas Crosbie	Section No.11	Outhouse & Yard
Rev R. Taylor	Custom House	Ware & Garden
John Garner	Police Station & Section No.30	Ware, Yard & Garden
Jonas Lockett (occupied by Sam & Richard Deighton)	Section No.41	Ware
John Jackson	Section No.57	Ware & Garden
Henry Nathan	Section No.69	Ware & Yard
Joseph Richards	Section No.70	Ware & Garden

Name	Situation	Description
William Stent	Section No.72	Cottage & Yard
William Hair	Section No.73	Cottage & Yard
Thomas Jones	Section No.72	Cottage & Garden
John Skidmore	Market Place	Cottage & Garden
Joseph Bradford	Market Place	Ware
Francis Butler	Section No.79	Cottage
Samuel King Esq.	Cooks Gardens	House, Buildings, Yard & Garden
John Nixon Esq.	Market Place	Ware & Garden
William Parker	Town Belt	Field

No.110 Letter dated 03 Jul 1844 Samuel Charles Brees to James Kelham, Accountant, NZ Co.
Sir, As you are not instructed to remit me £46 6s 8d which was due upon my last Quarters Salery but not paid I have to request that you lay my application before the Principal Agent of the Company as soon as convenient. The Principal Agent considerately promised to refer to his Dispatches when the stoppage occurred upon my producing the papers explaining the business & I can only repeat what I then stated that I am not liable to this stoppage & therefore cannot consent to it. I have the honour to be, Sir, Your obedient servant, Samuel Charles Brees.

Upon reference to the instructions of the Court I have no power to alter their decision. W.W.

No.111 Letter dated 26 Aug 1844 Samuel Charles Brees to Colonel William Wakefield
Sir, I have the honor to report to you the state of the Surveys. The survey of vallies on the Eastern side of Port Nicholson is completed, Mr Whitehead having finished the survey of the lower part of the Orongo-rongo. There is however more land in this part than is required for the preliminary sections reserved, which amount to five in this district. The number of 25 acre allotments amounts to 144 viz:- District of Lowry Bay – 26; District of Wainuiomāta – 100; District of Orongo-rongo – 18. I have not laid out any land for a town, but will shortly lay before you a plan of the whole, which will enable you to judge of the expediency of such a proceeding.

Mr Smith, Cadet, has been engaged in enclosing the Port Nicholson purchase and both himself and Mr Fitzgerald have been employed along the Hutt on the Western side and the river Pakuratahi and Remutaka hills on the Eastern. The several lines will then be laid down on the General Index Plan when I trust sufficient will be done to satisfy the Land Commissioner of the boundaries of the purchase; the execution of this business at this period of the year has been very arduous and trying to the Surveyors and men, the snow and cold having presented great impediments.

The Hutt road under Mr Wylie, Assistant Surveyor, and Mr Charlton, Cadet, has nearly reached the river Mungaroa in the upper district and a favourable site having been found for a bridge preparations were being made for throwing one across the river.

The Porirua and Ohariu roads have proceeded under Mr Norman, Cadet: the men have been employed upon the former from the junction of the new road in No.2 Section towards Porirua with a view to unite it with the new portions of Mr F. Johnson's section No.11 and at the half way house No.24.

The remaining Assistant Surveyors and Cadets have been engaged in the office and shewing sections agreeable to requisitions with the exception of those who have been indisposed which comprises the greater number from cold, rheumatism &c.

I took immediate steps to discharge all the men engaged on the Surveys and roads upon the receipt of Mr Kelham's instructions of the 19th inst. Mr F. Sheppard has returned to Wanganui and is engaged as described in my last report. I have the honor to be, Sir, Your obedient servant, Samuel Charles Brees, Principal Surveyor, NZ Company.

No.112 Letter dated 23 Sep 1844 Edward Abbott to Colonel William Wakefield
Sir, I herewith beg to forward you for transmission to England "A Statement of Notices of Transfers received by the New Zealand Company from August to September 1844." I have the honor to be Sir, Your most obedient servant, Edward Abbott, Clerk to Land Office.

Transcript: www.nzpictures.co.nz/pandoraresearchANZ-NZC110-1-112.pdf

No.113 Letter dated 01 Oct 1844 Samuel Charles Brees to Colonel William Wakefield
Sir, I have the honour to forward you the accompanying Plans for England.

1. Sketch of Hawke's Bay – scale one inch to four miles
2. Plan of New Plymouth – scale two inches to the mile
3. Chart of the River Manawatu – scale four inches to a mile
4. Chart of the River Wanganui – scale four inches to the mile

5. Reconnaissance of the Country between the rivers Waiho and Waikato, New Ulster, Northern Island, New Zealand – scale ½ inch to 1 mile. Duplicate of a Plan forwarded May 18th 1844.

6. Map shewing the suburban land between Auckland and Manukau and the Country land in the District of Tamaki – scale one inch to one mile. Duplicate of Plan forwarded May 18th 1844.

7. Plan of the Town of Auckland in the island of New Ulster, Northern Island, New Zealand – scale eight inches to one mile.

8. Map shewing the boundary line of the Port Nicholson purchase as laid down by Mr Thomas H. Fitzgerald, Assistant Surveyor attached to the Land Commissioner and by the officers of the New Zealand Company's Surveying Staff – scale one inch to one mile.

Mr Fitzgerald having suggested that a portion of the Boundary running from the Northern extremity of the District of the Horokiwi Road to the Hutt should be marked with greater precision offered his men who are paid by the Government to assist Mr Smith as I had received instructions to discharge all the men employed by the Company. This has been done and a Plan with the Boundary marked thereon forwarded to Mr Fitzgerald for Mr Commissioner Spain. The Plan now forwarded contains the late Surveys including the Pakuratahi, the Oronga ronga, Wai-nui-o-mata and Lowry Bay districts and the number of sections chosen agrees with the number of Land Orders registered viz: 988 – there being 112 yet to register to complete the 1100 Preliminary Land Orders. I have the honor to be, Sir, Your most obedient servant, Samuel Charles Brees, Principal Surveyor.

No.114 Rough Calculation of the late Survey in Lowry Bay, Wai-nui-omate and Orongo-rongo October 1st 1844

Summary

Total Expenses

Wai-nui-omate, Lower Part laid out in 25 acre allotments - 3s per acre
Wai-nui-omate, Upper Part, Orongo rongo and Lowry Bay - 2s 9½d per acre
Mr Smith's work, or say one half the amount of it as available to this Survey - 3s per acre

The Whole Survey

averaged inclusive of Coast, tie lines & 100 acre & 25 acre allotments - 3s 2d per acre
without Cadet's salaries and expenses – 2s 7¼d per acre
Laborer's wages alone – 1s 3d per acre

N.B. If 100 acre allotments had been laid out in the usual manner on each side, it would have cost about...

No.115 Table of contents of the Cemeteries in the Town of Wellington 7th October 1844

	Acres	Roods	Perches
Church of England	7	1	36
Exclusive of road which is	0	1	30
Jewish	1	0	0
Exclusive of a road which is	0	0	32
Reserve for future allotments	8	3	30

Roman Catholic – this is three quarters of an acre upon the map, but His Honor the Superintendent mentioned to the Principal Surveyor that it was to be altered to 1 acre

Reserve No.3 (Col. Wakefield's Reserve)	5	1	37
Part of Reserve No.4 (Parsonage)	1	0	4
Total	25	2	9

No.116 Letter dated 25 Oct 1844 Samuel Charles Brees to Colonel William Wakefield

Sir, I have made a careful examination into the subject of your letter of the 19th instant enclosing another from Mr Johnson and now beg to lay before you the result of the same. Mr Fitzgerald applied at the Survey Office for information respecting the boundaries of the Native Reserve No.15 Ohiro about a fortnight back and Mr Tiffen pointed out the boundaries to him soon after. Mr Fitzgerald has not been furnished with any Plan of the district in question from this office. I will briefly explain the mode in which the boundaries were obtained and shewn.

The bounds of No.12 Ohiro (Mr Halswell's) were cut before my arrival in the colony, the Southern side consequently constituted the Northern boundary of No.15 beyond dispute; the Section line also remained on the Western and the back line of the Town Belt cut last year formed the Eastern side. In determining the width of the section reference was made to the selection plan, no divisional mark between Sections 15 and 18 being visible on the ground or having been recorded in the Survey Office except by such plan.

The width denoted by the Selection Plan was accordingly set out on the ground, also the direction of the line and Mr Fitzgerald cut it through when the circumstance mentioned in Mr Johnson's letter occurred viz: the passing of the line through the cultivations of William Galpin and Thomas Kempton. I enquired of these parties who gave them their boundaries and all I could elicit was that Mr Johnson put them in possession of the ground they were cultivating and that neither that gentleman nor his surveyor, Mr Stokes, had ever shewn them the section stake in the road or any other marks and that no side line had ever been cut.

Further I have enquired of Mr Johnson to inform me respecting the side mark said to have been formerly shewn by Mr Harrison on the part of the Company, but he is not able to give me any information. There are three stakes driven in the ground near the Southern boundary of section No.18, doubtless intended for the division, but the mark does not agree with the Selection Plan: this is however important since one of the side lines being found, the other necessarily follows at the distance given by the Selection Plan; now the line cut by Mr Fitzgerald would give an excess in width to Section 18 of about three chains.

The accompanying plan will explain the case better: the upper plan on Tracing Paper is traced from the Selection Plan and that on foolscap shews the marks and lines on the ground. You will perceive that Galpin and Kempton's cultivations advance some distance into the Native Reserve as well as into the Town Belt according to the Selection Plan and whether these parties were shewn the ground they have cultivated or not it is well known that the land they have occupied is very good and that which they have rejected to the Southward is not so.

In respect to Mr Johnson's account of errors, I can only state that he has been misinformed in this case, not that differences do not exist between the old plans and the ground in some districts and very serious ones, but Mr Johnson is wrong in his calculations as applied to the Native Reserve in the Ohiro. I take the opportunity to draw your attention to this really trifling affair in point of difficulty (compared with others that have come under my observation) as illustrative of the intricacy attending the surveys and the consequences of want of caution. If Galpin & Kempton or Mr Johnson had cut the side lines in the first instance, no difficulty would have occurred and without this precaution it is impossible to avoid it. Whether "great injustice" has been done to these occupants I cannot say, but certainly it does not appear that any injustice has been done them by the Company. I have the honor to be, Sir, Your obedient servant, Samuel Charles Brees, Principal Surveyor.

Note: The plans referred to above are enclosed with the tracing paper overlying the fullscap plan. The fullscap is labelled Survey of Nos 15 & 18 Ohiro District showing the Land under Cultivation my Messrs Gilpin & Kempton – Scale 6 inches to a mile.

Section 12 Mr Halswell

Section 15 Native Reserve 106 acres 3 roods – Kempton's Clearing; Gilpin's Cultivations

Section 18 Mr E. Johnson 128 acres 2 roods – Gilpin's Cultivations

Also a pencil note – Hicks & Barton's line East & West...

No.117 Three Tables of Distances – Survey Office, Wellington

1. Karori Road from Wellington to Bridge over Karori Stream 01 Oct 1844

Places mentioned: Pipitea Point; Corner of Mr St Hills fence Hawkstone Street with Tinakore Road; Southern corner of Last Town Acre Tinakore Road; Centre of Tinakore Cutting; Centre of Bridge over the Kai Warra Stream; Summit of Karori Flat (intersection of Capt. Smith's line with New Road); Corner of Mr Brees Fence, Division of sections 34 & 36; Mr Horts side Fence (SW) Division of Sections 39 & 40; Centre of Bridge over Karori Stream

2. Hutt Line of communication with the Wairarapa District 15 Nov 1844

The road is made as far as the Mungaroa Upper Hutt

Places mentioned: Pipitea Point; Kaiwara Stream (centre); Ngauranga Stream (centre); Korokoro Stream (centre); South side of Hutt Bridge; ~~Boulcotts~~ Northern extremity of fence; South side of Waiwetū Bridge; Centre of Bridge Section No.61; Summit of First Gorge; Stoke's Valley Stream Bridge (South side); Summit of Second Gorge; Foot of Second Gorge; Crossing of No.1 Line; Crossing of No.2 Line & Silver Stream; Crossing of No.3 Line; The Angle (at the end of the long lines); Entrance to Maori Garden; Centre of X.M.R. Bridge & side cutting (Section 170); South side of Mungaroa

Also distances for road surveyed but not made commencing at South side of Mungaroa and ending at the Summit of Remutaka. From thence to Wairarapa not surveyed. Places mentioned: End of Survey Lines; Pakuratahi River; Summit of Remutaka; Wairarapa

3. Western Coast Communication – Table of Distances from Wellington to Patea 15 Nov 1855

Places mentioned: Pipitea Point; Kaiwara; Jackson's Ferry by the New Road (the old road at Kaiwara is shorter by 1 mile 18 chains 66 links); Thom's Hotel, Porirua by the shore of the harbour (the distance across the Harbour by the Ferry is shorter by 1 mile 6 chains); Pukerua through the bush (not measured) N.B. from Thom's to Pukerua by the Coast 7 miles 67 chains measured; End of Pari Pari or the Rocky Settlement; Wainui; Huruti; Waikanae; Otaki; Waito; Ohau; Horowenua; Manawatu; Rangitiki (This and the remaining Distances are not measured); Turakina; Wangaehu; Waiorongota; Kaitoki; Wanganui; Karaka; Kai-hiwi; Ototoka; Footpath to Waitotara; Waitotara; Wenuakura; Patea

No.118 Letter dated 15 Nov 1844 Samuel Charles Brees to Colonel William Wakefield
Sir, I have the honor to report to you that in conformity with your instructions I forwarded notices to all the remaining holders of Secondary Series Land Orders that I could communicate with (dated 30th September 1844) that they were at liberty to select from the Official Maps of the Port Nicholson District, according to the priority of choice or number of the Registry in the Land Office, before the eleventh of November following and in case of not making their choices before that day that their orders of choice would be considered forfeited.

Several holders of these Land Orders accordingly attended this Office on the eleventh of November and ten choices were made all of which except one were taken in the Lowry Bay and Wai-nui-o-mata Districts; there are consequently eleven choices now unselected of the Secondary Series.

Mr E. Johnson objected to the parties making their selections and sent me a written protest the following morning of which I forward you a copy: Mr Greenwood (November 11th 1844) also made similar objections. Respecting Mr Johnson's protest I may remark that although Dr Featherstone sent in a requisition last April I did not allow him to choose his sections until the eleventh of November and according to his order of choice.

I have prepared a detailed account of the Survey in the Lowry Bay, Wai-nui-o-mate and O Rongo Rongo Districts &c which may afford you some information, therefore, I have forwarded it complete. I have to remark that this survey was very intricate and was executed with more than usual care and at a far greater expense than any other. I also forward details of the cost of the Hutt Road Table of Distances of the roads &c.

The several Assistants and Cadets have been engaged in shewing sections agreeable to the requisitions of the Colonists &c also in Mapping. Mr Abbott, Clerk of the Survey and Land Office having left this office on the 30th September I directed Mr Wills, Cadet, to perform the duties connected with the same where he has since been engaged. I have the honor to be, Sir, Your obedient servant, Samuel Charles Brees, Principal Surveyor, New Zealand Company.

No.119 Letter dated 23 Nov 1844 Samuel Charles Brees to Colonel William Wakefield
Sir, I am sorry that it has become my duty to report to you one of the Assistant Surveyors, Mr Whitehead, is the gentleman I have to complain of, who is constantly committing irregularities & neglecting his duties. I have repeatedly expostulated with him, but without producing any effect, in fact, have received most ungentlemanly replies before the other Assistants. You may remember that I have communicated my opinion of his conduct to you on some former occasions. He has rendered the Company scarcely any assistance for some time although he could do, just as well as the other gentlemen, if he pleased. He was to have gone to the Hutt this morning but came to the office (which latter when a duty is not his invariable practice) and informed the parties present in a conversational manner that he was not going.

Although he did not address me, yet I enquired why? He stated that he did not feel himself well enough. I said he looked well and considering the lightness of his present employment he should strain a rein to perform it. This was met with insolence. He also stated that he should not procure a medical certificate or indeed had he consulted a doctor & that he had come to the office to see Mr Wills & he should remain until that gentleman arrived & added further what I will not repeat in reference to me personally before two Assistant Surveyors & a cadet. Dr Evans was also present.

I have therefore to inform you that I cannot allow Mr Whitehead to enter this office again as an Assistant Surveyor acting under my instructions as he will not perform his duties & the line of conduct he has thought proper to adopt towards me is calculated to ... & bring with contempt any instructions of... in this office, I have the honour to be, Sir, Your obedient servant, Samuel Charles Brees, Principal Surveyor.

No.120 Letter dated 03 Dec 1844 Samuel Charles Brees to Colonel William Wakefield
Sir, I have the honor to report to you that in obedience to your request I inserted the following advertisement in the New Zealand Spectator on the 16th ultimate giving the Possessors of Preliminary Land Orders liberty to amend any choices they had made.

Notice: New Zealand Company's Survey Office, Wellington November 8th 1844.
With a view to enable resident Proprietors to obtain immediate possession of land, original purchasers of Preliminary Land Orders of the New Zealand Company and other purchasers of the same in England, resident in this settlement, can exchange land situated in the districts not immediately available, for other land in the Port Nicholson District at this office at 11 a.m. on Monday the 2nd December next. Further particulars can be obtained and Plans seen on application to Samuel Charles Brees, Principal Surveyor, New Zealand Company.

The following were the particulars referred to in the advertisement and posted at the Survey Office.

Notice: New Zealand Company's Survey Office, Wellington 13th November 1844.
Holders of unsurveyed land to have the priority of choice. No proprietor will be allowed to exchange more than one section unless the number of sections open upon the plans shall be more than required to satisfy the applicants, in which case the remaining sections will be again thrown open in rotation. A Surveyor will leave the Survey Office on Monday the 25th November at 9 o'clock to shew the land & sections open to choice to the parties interested.

All bonâ fide proprietors were afterwards included in this Arrangement by the following addition to the Particulars posted at the Survey Office.

Notice: Holders of Preliminary Land Orders purchased in the Colony previously to selection or otherwise bonâ fide proprietors desirous of possessing available land to be allowed to exchange sections in their order of choice.

In consequence of the Supreme Court being opened on the day appointed for the exhibition of the Plans on the 2nd December the reselection was postponed until the following day when the following sections were thrown up & rechosen according to the conditions before stated.

List of exchanges December 3rd 1844.

Order of Choice	Exchanged By	Original Choice No.	District	Rechosen No.	District
236	C. M. Penny	36	Manawatu	14	Wai-nui-o-mata
380	T. C. Northwood	10	Horokiwi Valley	9	Wai-nui-o-mata
420	A. W. Shand	96	Manawatu	24	Wai-nui-o-mata
485	Dr G. S. Evans	24	Horokiwi Valley	14	Pakuratahi
531	E. Catchpool	22	Tukapu	22	Wai-nui-o-mata
556	E. Catchpool	20	Tukapu	23	Wai-nui-o-mata
595	C. M. Penny	122	Upper Hutt	16	Wai-nui-o-mata
786	T. C. Northwood	71	Hutt	11	Wai-nui-o-mata
867	E. Catchpool	29	Tukapu	21	Wai-nui-o-mata
907	E. Catchpool	3	Tukapu	20	Wai-nui-o-mata
909	E. Catchpool	2	Tukapu	18	Wai-nui-o-mata
1062	W. Rea	147	Upper Hutt	17	Wai-nui-o-mata
1080	W. Swainson		Otaki	27	Wai-nui-o-mata
406	R. Park	23	Tukapu	Requisition	Hutt
838	J. H. Wallace	1	Makara	Requisition	Hutt
963	A. de B. Brandon	10	Tukapu	Requisition	Hutt

I have also registered Dr Evans in the Pakuratahi & the Upper Hutt the same date although he had communicated his selections of the spots to me some time before.

Order of Choice	Original Choice		Rechosen	
	No.	District	No.	District
783		Waimea	8	Pakuratahi
819		Waimea	9	Pakuratahi
941		Otaki	11	Pakuratahi
951		Otaki	4	Pakuratahi
959		Otaki	7	Pakuratahi
962		Porirua Road	10	Pakuratahi
387		Wai-e-rik	1	Pakuratahi
391		Terawite	2	Pakuratahi
404		Terawite	3	Pakuratahi
755		Ohariu	6	Pakuratahi
777		Ohariu	5	Pakuratahi
829		Ohariu	12	Pakuratahi
835		Ohariu	13	Pakuratahi
993		Ohariu	108	Upper Hutt
1028		Otaki	107	Upper Hutt
1040		Otaki	104	Upper Hutt
1076		Ohariu	106	Upper Hutt
1078		Ohariu	105	Upper Hutt

There was a good attendance of Gentlemen and the Meeting passed off very quietly. The Clerk of the Land office first called aloud the numbers of the whole of the Preliminary Land Orders which were unregistered in the books including those for which requisitions had been forwarded to me for particular spots not yet surveyed and those numbers the holders of which had not made any selection. Mr Wills afterwards called out the numbers registered when the parties desirous of choosing signified their intention each holder being allowed to choose one section only. A few Gentlemen afterwards availed themselves of the sections remaining upon the Plan & filled up some more of their numbers. The Staff of Surveyors have been employed in shewing sections to Colonists and mapping as described in my last report. I have the honor to be Sir, Your most obedient servant, Samuel Charles Brees, Principal Surveyor, New Zealand Company.

Number on Plan	When Chosen	By whom chosen	Order of Choice (Chosen for)	Original Purchaser	Transferred to
1	15 Jan 1844	James Jackson for Landsdale & others	PLO* 1061	William Deans	-
2	24 Jan 1844	A. Hort Junr	PLO 967	Frank Johnson	John J. Coombes & Benjamin Coulson 08 Jul 1840
3	31 Jul 1844	D. S. Durie	PLO 1084	A. Millar	D. S. Durie 14 Jan 1844
4	25 Jan 1844	William Fitzherbert	PLO 689	J. Stayner	Not transferred in Company books
5	22 Jul 1844	R. Stokes	PLO 904	Robert Stokes	John Melbourne Stokes 30 Oct 1844
6	25 Jan 1844	H. Bayton	PLO 1056	E. Catchpool	James Poulter 22 Nov 1842
7	11 Nov 1844	A. Reid	Sec LO 42	Dorsey	A. Reid 20 Aug 1840
8	11 Nov 1844	H. St Hill	Sec LO 117	C. Hall	E. J. Wakefield 08 May 1841
9	03 Dec 1844	C. Northwood	PLO 380	Rev T. Hepstenstall	Not transferred in Company books
10	19 Nov 1844	Henry St Hill	PLO 1094	Rev C. W. Saxton	Not transferred in Company books
11	03 Dec 1844	C. Northwood	PLO 786	Jos. Bills	C. Northwood 31 Aug 1839
12	09 Dec 1844	F. W. Jerningham	PLO 563	F. W. Jerningham	-
13	09 Dec 1844	F. W. Jerningham	PLO 998	F. W. Jerningham	-
14	03 Dec 1844	C. M. Penny	PLO 236	R. Few	C. M. Penny 16 Nov 1840
15	28 Nov 1844	C. M. Penny	Sec LO 97	C. M. Penny	-
16	03 Dec 1844	C. M. Penny	PLO 595	C. Rawson	C. M. Penny 04 Nov 1840
17	03 Dec 1844	William Rea	PLO 1062	Goodfellow	William Rea 29 Dec 1841
18	03 Dec 1844	E. Catchpool	PLO 909	E. B. Hopper	-
19	16 Dec 1844	Simmons & Hoggard	Sec LO 116	J. J. Short	-
20	03 Dec 1844	E. Catchpool	PLO 907	E. B. Hopper	-
21	03 Dec 1844	E. Catchpool	PLO 867	E. B. Hopper	-
22	03 Dec 1844	E. Catchpool	PLO 531	E. B. Hopper	-
23	03 Dec 1844	E. Catchpool	PLO 556	E. Catchpool	-
24	03 Dec 1844	A. Shand	PLO 420	F. Johnson	A. Shand - Bank
25	11 Nov 1844	C. Clifford	PLO 880	J. Wreford	J. Ward 06 May 1842
26	11 Nov 1844	H. St Hill	PLO 870	J. H. St Hill	-
27	03 Dec 1844	William Swainson	PLO 1080	William Swainson	-
28	23 Dec 1844	E. Johnson	Sec LO 8	W. Bannister	E. Johnson 05 Oct 1842
29	23 Dec 1844	E. Johnson	Sec LO 8	-	-
30	23 Dec 1844	E. Johnson	Sec LO 8	-	-
31	23 Dec 1844	E. Johnson	Sec LO 111	J. W. Jones	E. Johnson 07 Sep 1841
32	23 Dec 1844	E. Johnson	Sec LO 112	D. Roberts	E. Johnson 03 Jun 1841
33	23 Dec 1844	E. Johnson	Sec LO 61	C. Lett	E. Johnson 06 Jul 1841
34	11 Nov 1844	William Swainson	Sec LO 51	J. O. Western	William Swainson 09 Jun 1841
35	11 Nov 1844	William Swainson	Sec LO 81	E. C. Chetham	William Swainson 13 Sep 1841
36	11 Nov 1844	William Swainson	Sec LO 82	E. C. Chetham	William Swainson 13 Sep 1841
37	11 Nov 1844	William Swainson	Sec LO 102	E. C. Chetham	William Swainson 13 Sep 1841
38	Unchosen				
39	Native Reserve				

* PLO = Preliminary Land Order; Sec LO = Secondary Land Order

No.121 Memorandum for Principal Surveyor

Holders of unsurveyed Lands to have the priority of choice. Applicants to be informed that no person will be allowed to exchange more than one section unless the number of sections offered shall be more than required to satisfy such applicants, in which case the remaining sections will be again offered in rotation. A day may be appointed for parties desirous to see the land offered to meet one of the Assistant Surveyors, who will show them the sections.

No.122 Letter dated 04 Dec 1844 Alfred Mills to Colonel William Wakefield

Sir, I herewith beg to forward you for transmission to England "A Statement of Notices of Transfer of Land Orders received by the New Zealand Company from October to November 1844." I have the honor to be Sir, Your most obedient servant, Alfred Mills, Clerk of Land Office.

Transcript: www.nzpictures.co.nz/pandoraresearchANZ-NZC110-1-112.pdf

No.123 Letter dated 28 Dec 1844 Samuel Charles Brees to Colonel William Wakefield

Includes a sketch of the Hutt River, the new bridge and the directions that flood waters took.

Sir, I have the honour to report to you my examination of the late floods at the River Hutt & their effect upon the New Bridge. I commenced by making calculations of the probable extent to which the river would be dammed by the bridge & works connected therewith & from thence the rise which this would create at the commencement of the obstruction which I ascertained from plans I had previously taken. I found that the piles & sheet piling cause an obstruction equal to $\frac{1}{6}$ th of the width of the water way at ordinary times & with a velocity in the stream of 2 miles an hour, the rise would be about 1 inch. At 3 miles an hour it would be 2 or 3 inches. In flood time the obstruction would amount to $\frac{1}{5}$ th & with a velocity of 8 miles an hour the rise would be 12 to 15 inches. These calculations are made on the supposition of the Sheet Piling being tight which is not the case but the obstruction arising from drift wood is not included which would counterbalance this.

I afterwards proceeded to examine the bridge & from conversations with Messrs Barton & Compton, found there had been a fall at the bridge of 18 inches which shews my calculations to have been tolerably moderate it is therefore clear that the removal of the present sheet piling & the clearing away of all obstructions would be beneficial. There is no doubt that maintaining the river banks will be found expensive. The floods come down with great force & there is a constant inclination of the water to escape at all elbows, for instance it breaks over at Mr Bartons & sweeps away to the Duck Pond & so on to the swamp; Mr Compton is visited after the same manner on the other side. The current strikes the elbow just above the sheet piling of the bridge where the bank is consequently worn, the current also glances off from the sheet piling & bounds to the other side where it is doubtless divided into two channels by the South abutment of the bridge, the strongest channel passes through the arch & thence strikes the left bank of the river just by Mr Compton's gate the smaller one endeavours to force a passage behind the South abutment & batters down the bank on this side; a mound of shingle & drift is consequently deposited against the piles of the south abutment on the upper side between the two channels or rather between the main channel & the back water.

It is therefore necessary that the banks of the river should be protected after the present sheeting is removed, & some fender work placed above the bridge but not too close to it might be found advantageous, the same being placed so as to direct the water to the centre of the river.

Although the bridge as it stands at present may cause a rise in the river Jam inclined to attribute the late great flood to other causes as the water rose to a similar height immediately below the bridge during their occurrence. I have the honor to be Sir, Your most obedient servant, Samuel Charles Brees, Principal Surveyor, New Zealand Company.

No.124 Letter dated 30 Jan 1845 Samuel Charles Brees to Colonel William Wakefield

Dear Sir, The points I mentioned to you yesterday, concerning which it might be advantageous to obtain my professional opinion previous to my leaving the colony supposing I return home shortly may be comprised in the following heads:

1. The most advantageous line of traffic & communication between Port Nicholson & Auckland, & the description of roads & districts that it would open
2. The points in the Great North road where the traffic from the East coast & from the West coast, would join, which involves some knowledge of the extent & capabilities of the country in the centre part of this island &c
3. The Harbours of the east & west coast their extent of accommodation & the quantity of land properly belonging to each

I am aware it would require a considerable time to examine into this property, but a reconnaissance would be of some use, more especially as no professional man has been over the ground or considered the subject, & the notions of ordinary travellers are scarcely to be depended upon in this country more especially when upon professional matters, as their consideration is most embarrassing ... those whose business it is, to study these subjects.

As regards the explanation of the Wairarapa & Rua-mahunga vallies, according to your suggestion I would submit the following important points which should be determined before commencing the survey.

1. The extent or quantity of land of the districts – sufficient knowledge to ensure of these being a certain quantity – say 200,000 or 300,000 acres of real available land should be obtained.
2. The best site for the Inland Town – the most central part of the district should be ascertained if possible, & whether water communication could be secured to it – the necessity of placing it upon the great north line of communication before stated should be left in view - & some other points – as the levels, which should be sufficiently elevated both for the security from flood & health of the inhabitants & the purposes of drainage – also the proximity to bush for fire wood &c. A further knowledge of its capabilities of extension & situation in reference to the districts northwards of it, & whether the Wairarapa would have the advantage of any small parts for coasters – would be also advantageous.

I am of opinion that sufficient information might be obtained in about 6 weeks spent in exploring the country of the Wairarapa & vicinity & with one Assistant & 6 fieldmen together with Maori guides who could be procured there, & I should be happy to undertake it. (I judge of what could be done in 6 weeks by what I have done in one, during the surveys but it might take a little longer).

The course I should propose would be to travel round the coast to Mr Bidwell's station near which there is a native path which crosses the Ruamahunga river, & takes the hill separating the Wairarapa from the valley of the farmer. The path continues along these fern hills nearly as far as the Tupua-hu-ru-ru Pa which is the pa Mr Kettle describes as being situated in about the centre of the Wairarapa – I should thence examine the country northwards of it & the hills in this part – after making some explorations westwards from this & inclining down the Wairarapa I should probably return by the left branch of the Ruamahunga valley examining en route any opening to the East coast by which it is most likely that I should obtain a knowledge of the upper part of the district & having this, I could form some idea of the comparative advantage of the lower part of the Wairarapa next Palliser Bay & it's value as a position for a small township. With these rough notes I remain, Dear Sir, Your most obedient servant, Samuel Charles Brees.

No.125 Specimens of the Soil of various Districts in the Vicinity of Port Nicholson, New Zealand Report dated January 1845 by Robert Sheppard, Assistant Surveyor, New Zealand Company

No.1 Kare Kare, Bush land, Left Bank of River Manawatu. On being dried over a slow fire, the evaporation was 6.30 per cent. Small roots were then extracted amounting to 1.07 per cent. Though the cultivation of this soil has been carried only to a small extent by Europeans, the results have been most satisfactory. As an instance it may be mentioned that Radishes frequently grow to an immense size (about 1 and $\frac{1}{4}$ inch in diameter, and of proportionate length) still retaining the freshness and crispness of the smaller roots. An exact record of the produce of wheat, has not been kept, but the growers are satisfied that the crops have been upwards of 30 times the amount of seed.

No.2 Manawatu Bush Land. Section No.197. Evaporation over a slow fire = 8.7 percent. Small roots extracted = 1.66 per cent. There is an immense quantity of Bush land (extending from the Marshes near the River to the foot of the Tararua Mountains), the soil of which judging from its productions and general appearance is exactly similar to this specimen. It has not yet been cultivated by Europeans, but some idea of its fertility may be formed, from the fact of the rods and stakes, which were used by the surveyors in setting out sections, having taken root and sent forth leaves and branches. Though the Land both in this locality and in that of specimen No.1 is well stocked with timber, the growth of underwood is most luxuriant.

No.3 Manawatu Swamp Land. Section No.378. Roots extracted = 7.35 per cent. As this and the following samples were not weighed till several days after they were collected the quantity of water, originally contained in them cannot be ascertained.

No.4 Manawatu Swamp Land. Right bank of River. Roots extracted = 4.11 per cent. These districts (3 & 4) are generally called "swamps", but I conceive "marshes" would be a more appropriate term, as except in the rainy season, the surface is dry and firm, in every spot where natural drainage exists. In other places, pools or lakes are formed, which on the left bank are of only a few acres in extent, and rarely more than 3 feet deep; but on the right bank there are several large lakes, as sketched on the plan. The vegetation consists of Flax, Raupo (a kind of bulrush) and Toi toi (a coarse sergy grass). Should any material difference occur in the results of the analysis of these two specimens, it must be in consequence of some circumstance affecting the particular spot at which one of them was collected. The most accurate result would perhaps be obtained by mixing small portions of the two specimens.

No.5 Valley of the Pakuratahi. Root 0.194 per cent. This sample was collected in the worst part of the Valley, in very poor Black Birch Land. The Black Birch Soil is not cultivated by the Natives, and the settlers generally give it a bad name, but the only person whom I know to have brought it into cultivation (Mr Jackson, Lowry Bay) says, it does not deserve the bad name which has been given to it. I have unfortunately lost two other specimens from the Pakuratahi, I can however state, that judging from general appearance and natural productions, there are many parts of the valley equal to the best land in the Hutt district, on which I have seen growing crops of wheat superior to any that I ever saw in England, though I am well acquainted with the best wheat district in Surrey and Sussex.

No.6 Summit of the Remutaka.

No.7 Summit of the Remutaka 1 foot below the surface. The spot where No.6 and 7 were collected is covered with vegetation, chiefly underwood shrubs and ferns with some trees. From its situation (the summit of a steep range about 2500 feet high) these may fairly be looked upon as specimens of the worst soil which can be procured in the country.

No.8 Fern land, Wairarapa Valley. Roots 1.27 per cent.

No.9 Bush land, Wairarapa Valley. Roots 0.53 per cent. Nos 8 and 9 were collected by A. Whitehead Esq., at Mr Bidwill's cattle station, near the N.E. extremity of the Lake. An estimate of the quality of the natural grass land in the Wairarapa, may be formed from the fact of Mr Bidwill

having for 6 months kept a herd of 150 head of Cattle on about as many acres. The Cattle have thriven remarkably, and will not leave the spot, in search of fresh pasturage.

No.126 Letter dated 08 Feb 1845 Samuel Charles Brees to Colonel William Wakefield
Sir, I have the honour to report to you the state of the surveys of this settlement and the arrangements adopted to secure the benefit of the survey work for the Company for the future, as the engagement of the present staff of Surveyors terminates with this report.

The holders of Secondary Land Orders having been allowed to select in this district on the eleventh of November last as reported to you on the fifteenth of the same month, the proprietors of Preliminary Land Orders with registered choices were next allowed to exchange their sections for others that might be considered more available (reported to you on the 3rd December last) since which period proprietors of sections at Wanganui have been allowed to exchange for others in this district upon application at the Survey Office.

The following is a statement of the Exchanges since the date of my last report.

Number Of Registry	Exchanged by	Original Choice	Rechosen
70	I. E. Featherstone	45 Left bank Wanganui	11 Lowry Bay
211	E. Johnson	133 Right bank Wanganui	31 Wai-nui-o-mata
212	E. Johnson	134 Right bank Wanganui	32 Wai-nui-o-mata
247	E. Johnson	159 Right bank Wanganui	33 Wai-nui-o-mata
130	A. de B. Brandon	45 Right bank Wanganui	183 Hutt
131	A. de B. Brandon	39 Right bank Wanganui	184 Hutt
132	A. de B. Brandon	84 Right bank Wanganui	186 Hutt
171	John Shmidt	13 Left bank Wanganui	115 Hutt

I forward you herewith a list of Unregistered numbers, Preliminary Series (corrected up to this date) amounting to 85 in number.

The Assistants and Cadets have been engaged in setting out sections as usual. Messrs Nicholson and Allom joined the staff again from Otago on the 19th ultimo. Mr Whitehead left the Survey Office on the 31st of December last. Messrs R. and F. Sheppard on the 21st January: the remaining gentlemen have been actively engaged to the very last.

I lately transmitted an account of the land in cultivation in this settlement to you, and the plots are marked on a plan deposited in this office: I have reason to believe that from the hurry in which this statement was taken that the whole of the land in cultivation this season is not included.

I have left the following plans with Mr Wills for England.

Map of the Northern Island New Zealand.

Map of Port Nicholson District – scale 1 inch to mile

Map of First and Principal Settlement shewing surveyed land – scale 2 miles to an inch

Map of Country Sections Left Bank Wanganui River – scale 2 inches to a mile

Map of Country Sections Right Bank Wanganui River – scale 2 inches to a mile

*Map of Country Sections Wanganui (Right and Left Banks) – scale 1 inch to a mile

*Map of Country Sections Wanganui shewing cultivated lands – scale 1 inch to a mile

*Map of Town of Petre – scale 8 inches to a mile

I have also left with Mr Wills duplicates of those marked *

A Statement of Country Lands surveyed in the First or Principal Settlement of the New Zealand Company.

Name of District	Number of Sections of 100 acres each
Town, Karori and Ohiro	52
Evans Bay	6
Watt's Peninsula	18
Makara	40
Ohariu	98
Porirua and Kinapora	108
Horokiwi	78
Pawai Tangi nui	69
Horokiwi Road	34
Tukapu	39
Harbour	68
Kai Wara (9) Upper Kai Wara (7)	16
Hutt and Upper Hutt	186
Lowry Bay	14
Pakuratahi	14
Wai-nui-o-mata & O Rongo Rongo	48
Terawiti	7
Total	895
Manawatu	554
Horowenua	193
Wanganui	377
Total	2019

The following particulars were furnished Mr S. King, J.P., of Wanganui at his request on the 30th September last.

District of Wanganui

Extent	14 miles by 10 miles
Bearing of Boundary Lines Magnetic	S. 60° 30' E N. 29° 30' E
Area in square miles	140
Total number of acres	89,600
Quantity surveyed	39,845
Quantity unsurveyed	49,755
Estimated quantity of productive land	44,800
Estimated quantity of unproductive land	
Sea Coast	16,840
Mountain	26,130
River & Lakes	1,830
Number of sections allotted January 1 st	
Settlers	254
Natives	27
Number of sections unallotted	87

Town of Petre

Latitude & Longitude of some noted object (Survey Office)

Lat. 39° 56' 43" S

Long. 175° 6' 0" E

Extent in Acres	806 acres 3 roods 33 perches
Quantity surveyed	308 acres 0 roods 20 perches
Quantity unsurveyed	498 acres 3 roods 13 perches
Land allotted to Streets, Quays & Ways	206 acres 0 roods 18 perches
Quantity allotted to Public Buildings, Markets, Courts &c	90 acres 3 roods 15 perches
Number of sections allotted on the 1 st January to settlers	254
Number of sections allotted on the 1 st January to NZ Company	254

I have prepared an Inventory of Plans, Instruments, stores &c at the Survey Office and handed the same over to Mr Wills as instructed by your letter of the 3rd inst. I have managed the plans into four classes, viz:

1. Selection Plans
2. Plots
3. Reference Plans
4. Working Plans

The first need no explanation. The second class consists of the Plot of the Field Work which will be found useful hereafter. The third class should be deposited as maps for the purpose of reference. The fourth are the working plans which explain the whole of the several surveys by the staff of Surveyors under my direction in difficult cases or such that appeared ambiguous and contradicting by the maps in the Survey Office at the period of my arrival in the colony: the whole of the measured lines connected with the districts represented are laid down in these maps and the sections modified in the best manner to suit circumstances or to counteract some differences which are apparent between the old selection maps and the lines on the ground.

The Maps are accompanied by the Field and Memorandum Books of the Surveys, Roads &c and contain the measurements of the lines &c: also the Assistants & Cadet diaries which are useful as evidence of the sections which have been surveyed for the colonists and the expense which has been incurred by the Company in fulfilling the wishes of the former. I must however add that none but myself can take full advantage of these Memoranda and Notes for obvious reasons and it is not impossible that some of them might mislead any other party yet I recommend their being kept for future reference together with the Survey Documents.

The following plans &c have been lodged with Captain Campbell of Wanganui according to your instructions.

1. Plan of the District of Wanganui – scale 4 inch to a mile
2. Plan of the Town of Petre – scale 20 inch to a mile
3. Plan of the entrance to and part of the River Wanganui – scale 20 inch to a mile
4. Sketch of the Coast between the Rivers Manawatu and Patea – scale ¼ inch to a mile
5. Gunter's Chain
6. Register

The tools at Wanganui have been taken charge of by John Garner, Police Constable (who lodges in the Survey Office) and a list is deposited in this Office. There are also Survey tools and Stores left with Mr Cook at Manawatu a list of which is also deposited in the Survey Office.

I believe that I have now explained everything connected with my department and have the honour to remain, Sir, Your most obedient servant, Samuel Charles Brees, Principal Surveyor and Civil Engineer, New Zealand Company.

No.127 Letter dated 17 Mar 1845 Henry Stokes Tiffen to Colonel William Wakefield
Sir, I beg to submit to you the result of my observations in the Wairarapa and Ruamahanga districts – which I estimate to contain 350,000 acres and divide as follows

- | | |
|----------------------|---------------|
| 1. Water | 55,000 acres |
| 2. Swamps | 20,000 acres |
| 3. Unavailable hills | 25,000 acres |
| 4. Wooded land | 80,000 acres |
| 5. Grassy plains | 170,000 acres |

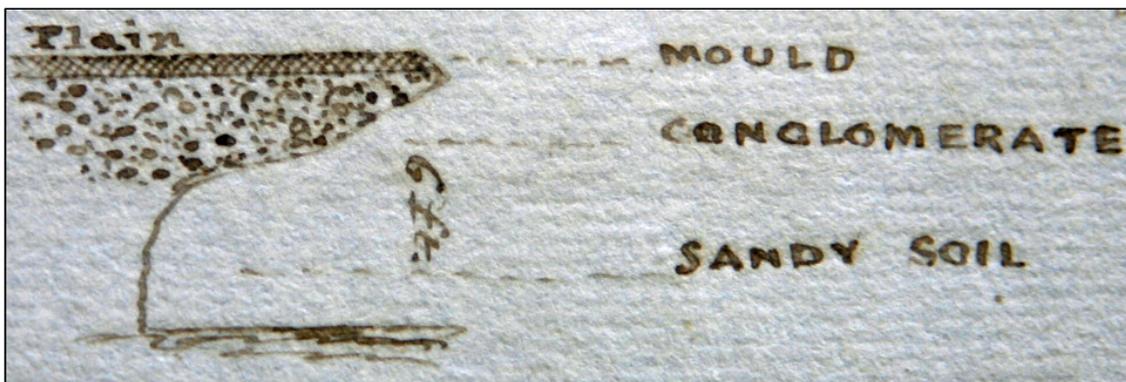
1. Water. Under this head I comprise the Upper and Lower Lake, the Rivers Ruamahanga, Huangarua, Waingowa and small streams.

2. Swamps. Some of these I deem undrainable as they appear to be but little if any above the level of the sea and during the winter months must be covered with water. On the other hand there are some that may be easily drained and converted into rich pastoral or agricultural land.

3. Unavailable hills. There are several isolated hills in the districts which are covered with Fern, Grass, Dwarf Manuka and Anniseed. These hills are not particularly abrupt but of too indifferent a soil to be laid out in sections although they might be easily converted into tolerable pastureland.

4. Wooded land. The whole of this is of a very rich soil well timbered with Totara Mai, Kahaikatea, Miro, Haikatoa, Akerantangi and a beautiful lace-bark-tree the bark of which is dressed and made into Ropes and Mats by the Natives. There are numerous woods from 10 acres upwards, scattered over the whole extent of country – one block alone between the Wai-o-hine and Waingowa Rivers contains at least 20,000 acres.

5. Grassy plains. Some of these contain upwards of 10,000 acres of perfectly level land, where good grasses are growing as luxuriantly and nearly as close – in the sward as in English meadows, their present drawback is the absence of natural drainage, for on crossing three of these Plains I found the substratum to be of conglomerate so perfectly impervious that I feel satisfied they will prove unfit for anything else but grass or other plants requiring but a few inches depth of mould for their support; at Huangarua and again at Waingowa this is particularly apparent; at the extreme edge of those plains caves have been formed the roof being of conglomerate which projects 5 or 6 feet the earth having crumbled away thus:



The best site for an Inland Town appears to me to be about 24 miles above the head of the Upper Lake, where the wood containing 20,000 acres before mentioned is; this wood adjoins the River Ruamahanga on the east and the Rimutaka range of mountains on the West; the River is navigable for Whaleboats for a few miles above this part; this site I think would be on the high northern road from the Hutt to Ahuriri and perhaps to Taupo, Waikato and Auckland.

Roads would be easily made in the Wairarapa and Ruamahanga districts; for miles nothing else need be done than the roadway laid rounding and ballasting. At the present time there is a good native track through the valley to Manawatu from which district we were about 2 days journey; about half way up the valley the track crosses the Ruamahanga river, which during the summer months may be easily forded; after crossing the River and proceeding northward for about a quarter of a mile there is an isolated hill on the left hand, which all persons wishing to see the country should ascend, the view is beautiful in the extreme and takes in nearly the whole of the valley.

I endeavoured to learn what intervened between the Wairarapa and Ahuriri Plains and was informed there once existed a native path from the Hutt over the Rimutaka range up the Wairarapa plains, over one range of hills and into the Ahuriri district, of this proves to be correct the situation of an Inland Town at the head of the Wairarapa will be very central.

I much regret I had not white men instead of Natives as I should then have assuredly returned by way of Ahuriri and been able to describe the Upper part of the Valley of Wairarapa which appears to be of a similar nature with that I traversed, as far as the eye could reach above Waingowa we could see extensive plains and clumps of bush.

It is my intention to explore from the summit of the Rimutaka range to the Wairarapa when I hope to be allowed the honor of informing you of the nature of communication with the Hutt Road. I was much surprised to find the soil in the Wairarapa so variable there is a great quantity of land of the best possible quality and other very indifferent, some very sandy, some gravelly and other of a stiff poor clay. I have the honor to be Sir, Your most obedient faithful servant. H. S. Tiffen.

No.128 Item 1 Letter dated 02 Apr 1845 Alfred Wills to Colonel William Wakefield
Sir, In reference to the ten Preliminary Land Orders named in the margin (304, 353, 389, 418, 454, 481, 510, 523, 536, 637), which have been mortgaged to the New Zealand Company by Mr Halswell I beg to inform you that the Certificates of Selection of the Town and Country Lands chosen in pursuance of all those orders have been taken out by Mr St Hill and Mr Halswell. Mr St Hill received the Certificates of Selection of the Town Lands on the sixth of July 1842, when he also received the Certificate of the Country Land under No.481. These were prepared by the late Mr J. Lewis. In October last Mr St Hill applied for the Certificates of Selection of the Country Lands under the orders before mentioned (excepting No.481) and as I found that no transfer of these had been registered in this office, I prepared the Certificates and on Mr Halswell applying for them on the sixteenth and seventeenth of January last I delivered them to him.

On the eighteenth of January last Mr Kelham called and enquired if the ten Preliminary Orders before mentioned in the margin had been entered in the Land Office books by the late Mr Lewis as Mortgages to the Company, and on my replying in the negative Mr Kelham desired me to make the entry, which I accordingly did and no subsequent transfer of these Land Orders will be registered by me until further instructions.

In consequence of Carrington Street dividing the acre into two parts, there were two Certificates issued for Town Acre No.725 which was selected under Preliminary Land Order No.481 and two Certificates were also issued for the Country section chosen under that order (No. 75 Manawatu) and which is also in two portions by reason of a Main Road passing through it. I have the honour to be, Sir, Your most obedient servant, Alfred Wills, Clerk of Land Office, New Zealand Company.

No.128 Item 2 Letter dated 30 Jan 1845 Alfred Wills to Colonel William Wakefield
Sir, I have the honour to inform you that I am unable thoroughly to complete an "Index to the Statements of Notices of Transfers of Land Orders in England" on which I have lately been engaged in consequence of there being a break in the Notices from No. of Registry 304 to 368 (both numbers inclusive) making in all sixty five (65) Transfers of which there are no particulars in this office. Mr D. Lewis yesterday examined the despatches covering statements of Transfers and has delivered to me one statement the Duplicate of which was not previously in the Land Office: he informs me that there is no despatch covering a statement of Transfers between the Nos of Registry before mentioned, but remarks that Despatch "No.5 dated 1st January 1842 per 'London' covers a statement of the sale of a Nelson allotment and most probably the statement containing the missing numbers ought to have accompanied it. I have the honour to be Sir, Your most obedient servant, Alfred Wills, Clerk of Land Office, New Zealand Company.

No.129 Letter dated 01 May 1845 Alfred Wills to Colonel William Wakefield
Sir, I have the honor to forward herewith the following Maps mentioned in Mr Brees' last report as intended for transmission to England.

Map of the Northern Island New Zealand.
Map of Port Nicholson District (with the cultivated lands shewn thereon) – scale 1 inch to mile
Map of First and Principal Settlement shewing surveyed land – scale 2 miles to an inch
Map of Country Sections Left Bank Wanganui River – scale 2 inches to a mile
Map of Country Sections Right Bank Wanganui River – scale 2 inches to a mile
Map of Country Sections Wanganui (Right and Left Banks) – scale 1 inch to a mile
Map of Country Sections Wanganui shewing cultivated lands – scale 1 inch to a mile
Map of Town of Petre – scale 8 inches to a mile

I also found

Map of the High Water Mark of a portion of the Harbour of Otakou with a sketch of the Banks dry at Eff Tide (copied by me from the Map lately received from Mr W. Davison, Assistant Surveyor, New Zealand Company)
Map of Banks Peninsula (copied by me from a Survey by the officers of the French Corvette "Rhin")

I enclose Statement of Exchanges made by holders of Preliminary Land Orders since those reported by the Principal Surveyor on the 3rd December 1844. Statement of all the Exchanges which have been made by holders of Second Series Land Orders up to this date.

The Official Maps and those forwarded herewith correspond with these statements, as I have passed the pen through the red numbers and names marked on such of the sections as are enumerated in them under the head "Original Choice" those sections having reverted to the Company by reason of the late Exchanges, and I have added to the Plans (in red) the orders of choice of those sections which have been taken in Exchange and are described in the statements under the head "Rechosen".

When the Maps at New Zealand House shall be similarly altered, the red numbers in sections No.60 and 340 Manawatu (exchanged by Mr Jerningham) must likewise be erased. I have the honor to be Sir, Your most obedient servant.

A Statement of Exchanges made by Holders of Preliminary Land Orders since those reported by the Principal Surveyor on the 3rd December 1844.

Number of Registry	17
Date of Registry of Exchange	09 Dec 1844
Number of Land Order	249
By whom Exchanged:	W. Fitzherbert
Original Choice Number on Plan	63
Original Choice Name of District	Pawai-tangi-nui
Re-chosen Number on Plan	122
Re-chosen District	Upper Hutt
Number of Registry	18
Date of Registry of Exchange	09 Dec 1844
Number of Land Order	563
By whom Exchanged	F. W. Jerningham
Original Choice Number on Plan	60
Original Choice Name of District	Manawatu
Re-chosen Number on Plan	12
Re-chosen District	Wai-nui-o-mata
Number of Registry	19
Date of Registry of Exchange	09 Dec 1844
Number of Land Order	998
By whom Exchanged	F. W. Jerningham
Original Choice Number on Plan	340
Original Choice Name of District	Manawatu
Re-chosen Number on Plan	13
Re-chosen District	Wai-nui-o-mata
Number of Registry	20
Date of Registry of Exchange	11 Apr 1845
Number of Land Order	527
By whom Exchanged	K. Bethune
Original Choice Number on Plan	28
Original Choice Name of District	Tukapu
Re-chosen Number on Plan	187
Re-chosen District	Hutt
Number of Registry	21
Date of Registry of Exchange	22 Apr 1845
Number of Land Order	1041
By whom Exchanged	G. Wilkie
Original Choice Number on Plan	95
Original Choice Name of District	Upper Hutt
Re-chosen Number on Plan	80
Re-chosen District	Upper Hutt

New Zealand Company's Office, Wellington, New Zealand 29 Apr 1845
– Alfred Wills, Clerk of Land Office

Statement of Exchanges made by Holders of Second Series Land Orders

Number of Registry	1
Date of Registry of Exchange	07 Dec 1844
Number of Land Order in England	33
Description of Land Order	Special
Number of P... at the Land Office Wellington	130
By whom Exchanged	A. de B. Brandon
Original Choice Country Section No on Plan	45
Original Choice Country Section Situation	- Bank Wanganui River
Original Choice Town Section No on Plan of Petre	939
Re-chosen No on Plan	183
Re-chosen Name of District	Hutt
Number of Registry	2
Date of Registry of Exchange	07 Dec 1844
Number of Land Order in England	34
Description of Land Order	Special
Number of P... at the Land Office Wellington	131
By whom Exchanged	A. de B. Brandon
Original Choice Country Section No on Plan	39
Original Choice Country Section Situation	- Bank Wanganui River
Original Choice Town Section No on Plan of Petre	945
Re-chosen No on Plan	184
Re-chosen Name of District	Hutt
Number of Registry	3
Date of Registry of Exchange	07 Dec 1844
Number of Land Order in England	35
Description of Land Order	Special
Number of P... at the Land Office Wellington	132
By whom Exchanged	A. de B. Brandon
Original Choice Country Section No on Plan	84
Original Choice Country Section Situation	- Bank Wanganui River
Original Choice Town Section No on Plan of Petre	938
Re-chosen No on Plan	186
Re-chosen Name of District	Hutt
Number of Registry	4
Date of Registry of Exchange	21 Dec 1844
Number of Land Order in England	2
Description of Land Order	Special
Number of P... at the Land Office Wellington	70
By whom Exchanged	I. E. Featherston
Original Choice Country Section No on Plan	45
Original Choice Country Section Situation	- Bank Wanganui River
Original Choice Town Section No on Plan of Petre	13
Re-chosen No on Plan	11
Re-chosen Name of District	Lowry Bay
Number of Registry	5
Date of Registry of Exchange	23 Dec 1844
Number of Land Order in England	111
Description of Land Order	Special
Number of P... at the Land Office Wellington	211
By whom Exchanged	E. Johnson
Original Choice Country Section No on Plan	133
Original Choice Country Section Situation	Right Bank Wanganui River
Original Choice Town Section No on Plan of Petre	1612
Re-chosen No on Plan	31
Re-chosen Name of District	Wai-nui-o-mata

Number of Registry	6
Date of Registry of Exchange	23 Dec 1844
Number of Land Order in England	112
Description of Land Order	Special
Number of P... at the Land Office Wellington	212
By whom Exchanged	E. Johnson
Original Choice Country Section No on Plan	134
Original Choice Country Section Situation	Right Bank Wanganui River
Original Choice Town Section No on Plan of Petre	254
Re-chosen No on Plan	32
Re-chosen Name of District	Wai-nui-o-mata
Number of Registry	7
Date of Registry of Exchange	23 Dec 1844
Number of Land Order in England	61
Description of Land Order	Special
Number of P... at the Land Office Wellington	247
By whom Exchanged	E. Johnson
Original Choice Country Section No on Plan	159
Original Choice Country Section Situation	Right Bank Wanganui River
Original Choice Town Section No on Plan of Petre	940
Re-chosen No on Plan	33
Re-chosen Name of District	Wai-nui-o-mata
Number of Registry	8
Date of Registry of Exchange	04 Feb 1845
Number of Land Order in England	50
Description of Land Order	Special
Number of P... at the Land Office Wellington	171
By whom Exchanged	John Schmidt
Original Choice Country Section No on Plan	13
Original Choice Country Section Situation	Left Bank Wanganui River
Original Choice Town Section No on Plan of Petre	227
Re-chosen No on Plan	115
Re-chosen Name of District	Hutt
Number of Registry	9
Date of Registry of Exchange	26 Apr 1845
Number of Land Order in England	92
Description of Land Order	Ordinary
Number of P... at the Land Office Wellington	150
By whom Exchanged	Charles Mabey
Original Choice Country Section No on Plan	102
Original Choice Country Section Situation	Right Bank Wanganui River
Original Choice Town Section No on Plan of Petre	234
Re-chosen No on Plan	188
Re-chosen Name of District	Hutt

New Zealand Company's Office, Wellington, New Zealand 29 Apr 1845
– Alfred Wills, Clerk of Land Office

No.130 Letter dated 03 May 1845 Alfred Wills to Colonel William Wakefield
Sir, I have the honor to forward herewith a Statement of Notices of Transfer of Land Orders received by the New Zealand Company here from January to April 1845, I have the honor to be, Sir, Your obedient servant, Alfred Wills, Clerk of Land Office, New Zealand Company.

Transcript: www.nzpictures.co.nz/pandoraresearchANZ-NZC110-1-112.pdf

No.131 Letter dated 13 Aug 1845 Alfred Wills to Colonel William Wakefield

Sir, I have the honor to report to you that by permission of his Honor the Superintendent and in compliance with your instructions, I have compared the outline Plan endorsed on the Crown Grant (of which I forward you a copy) of the Company's First purchase with the Map shewing "the boundary of the first purchase of the New Zealand Company as laid down by Mr Thomas H. Fitzgerald, Assistant Surveyor attached to the Land Commissioner and by the Officers of the New Zealand Company's surveying staff" two copies of which were made in September last, one having been sent to Mr Fitzgerald for Mr Commissioner Spain and the other forwarded to you for transmission to England.

I beg to inform you that the boundary is correctly laid down on the Plan endorsed on the Deed of Grant which however is not a copy of that forwarded by Mr Brees to Mr Fitzgerald for Mr Commissioner Spain, but is merely an outline Map shewing the Boundary of the First purchase and the Native Reserves within it, whereas the Plan sent to the Commissioner shewed the whole of the sections surveyed within the limits of the First Purchase up to the date of its transmission.

I have observed the following discrepancies between the description in the Deed of Grant and the Plan thereon endorsed also a few errors and omissions.

[1] It is recited in the Grant that the Country Land within the Boundary comprises "seven hundred and eight sections (708) of one hundred acres each, making together seventy thousand eight hundred acres (70,800). The following Table which I have corrected to this date shews that the Country Land surveyed within the boundaries of the First Purchase only comprises sixty two thousand (62,000) acres. I presume that the difference (8,800 acres) between this number and 70,800 is estimated to be the quantity of available land within the Boundary still remaining to be selected and surveyed by the Company.

Table shewing the Land surveyed and selected within the Boundary of the First Purchase of the New Zealand Company.

Names of Districts	No. of Sections Surveyed of 100 acres each	No. of Sections selected inclusive of Native Reserves	No. of Native Reserves of 100 acres each	Number of Sections of 100 acres Unselected
Pakuratahi	14	14	0	0
Upper Hutt	99	72	3	27
Lower Hutt	88	87	8	1
Harbour	67	26	2	41
Lowry Bay	15	12	2	3
Wai-nui-o-mata	39	38	1	1
O Rongo Rongo	10	5	0	5
Horokiwi Road	34	20	1	14
Porirua & Kinapora	31	31	3	0
Ohariu	75	71	7	4
Kai Wara	9	9	0	0
Makara	40	39	4	1
Karori	25	25	0	0
Upper Kai Wara	7	6	0	1
Ohiro	18	18	4	0
Terawiti	7	5	0	2
Town District	9	9	2	0
Evan's Bay	6	6	0	0
Watt's Peninsula	18	18	0	0
Sections 100 acres each	611	511	37	100

Names of Districts	No. of Sections Surveyed of 100 acres each	No. of Sections selected inclusive of Native Reserves	No. of Native Reserves of 100 acres each	Number of Sections of 100 acres Unselected
Number of acres	61,100	51,100	3,700	10,000
Add Block for Natives at Kai Wara	500	500	500	
Add for parts of sections Intersected by Boundary Line Tukapa, Kinapora & Ohariu (say)	400	400		
<u>Country</u> Land in acres	62,000	52,000	4,200	10,000
Town of Wellington	1,100	1,100	110	
Total surveyed (in acres)	63,100	53,100	4,310	10,000
Add for 18 sections selected within the Boundaries of the First Purchase at Ohaua, Wai-e-riki Opau &c <u>but not yet surveyed</u>		1,800 acres		
<u>Total Selected</u> (surveyed & unsurveyed)		54,900		

[2] The Crown Grant recites that there are thirty nine Native Reserves of one hundred acres each excepted therefrom and shewn upon the Plan thereon endorsed, whereas the Number of Native Reserves of one hundred acres each shewn on that Map is thirty seven (and one block of 500 acres reserved for Natives situated on the Kai Wara river.) To render the Plan correct, one of these thirty seven Native Reserves (No.23 Harbour District) should be erased, Mr St. Hill the Agent for the Native Reserves having thrown up that section and reselected it in the Wai-nui-omata district No.39 since the plan first mentioned was forwarded by Mr Brees to Mr Commissioner Spain.

[3] In addition to thirty nine Native Reserves of one hundred acres each the Deed of Grant excepts "two other Native of one hundred acres each" – these have not yet been selected.

[4] The Northern Boundary of the Native Reserve No.9 Kinapora is incorrectly laid down – the Blue line which I have drawn on the copy map forwarded herewith is the correct Northern Boundary of that reserve according to the Company's Maps.

[5] On the outline Map of the Town of Wellington endorsed on the Deed of Grant, the Native Reserve No.545 having a frontage towards Molesworth Street is incorrectly numbered thereon 575.

[6] There is an omission between the point where the Boundary Line strikes the Hutt River in section No.81 Upper District and the mouth of the river Pakuratahi, the words "Foot of Hills" not being written on the Boundary Line as in our map. With reference to this portion of the Boundary I enclose a Copy of a letter from Mr Brees to Mr Fitzgerald and Mr Fitzgerald's reply thereto.

[7] In the Tukapa, Kinapora and Ohariu Districts those sections, portions of which are cut off by the Boundary Line are neither shewn nor numbered on the Plan endorsed on the Deed of Grant.

[8] The Native Reserves in the Town of Wellington and the Country Sections selected for the Natives within the Boundary of the First Purchase are the only land excepted from the Grant, the positions of which are shewn on the Plan endorsed thereon. The scale of the Plan is one inch to a mile but with reference to the Lands excepted from the Grant it may be remarked that to ensure correctness it would be necessary to plot the cultivated lands around the Pas &c to a scale of at least eight inches to a mile, the Government Reserves for Public purposes and the parcels of land in the Town of Wellington granted to private claimants being drawn to a scale of either one or two chains to an inch.

I have the honor to be Sir, Your most obedient servant, Alfred Wills, Clerk of Land Office, New Zealand Company.

[Enclosure 1 – copy of letter]

Letter dated 06 Dec 1844 Samuel Charles Brees, New Zealand Company's Survey Office to Thomas H. Fitzgerald, Assistant Surveyor attached to the Land Commissioner.

Sir, As certain portions of the Boundary of the Port Nicholson Purchase could not be properly described on the Plan and were filled in by writing viz From Mr Smith's line in the Upper Hutt northwards to section 180 and from thence to 177 and from 175 to 173 and in like manner to the Pakuratahi are described as Foot of Hills, although shewn next the river, from the uncertainty and want of information respecting the precise situation of the foot of the hills, but whatever ground may be available between the foot of the hills and river is included in the purchase. I have the honor to be, Sir, Your obedient servant, Samuel Charles Brees.

[Enclosure 2 – copy of letter]

Letter dated 09 Dec 1844 Thomas H. Fitzgerald to Samuel Charles Brees, Principal Surveyor
Sir, Presuming from the tenor of your letter under date 6th instant that you wish me to confirm certain statements contained in it relative to our agreement about a part of the Boundary Line of the Port Nicholson District. I beg leave to say that what you have therein advanced is perfectly correct. I have the honor to be, Sir, Your most obedient servant, Thomas H. Fitzgerald, Assistant Surveyor.

No.132 – No such item found in the box

No.133 Copy per 'David Malcolm' – Statement of Notices of Transfer of Land Orders in the Settlement of Wellington signed Alfred Wills, Clerk of Land Office 03 Jan 1846.

Transcript: www.nzpictures.co.nz/pandoraresearchANZ-NZC110-1-112.pdf

No.134

Copy per 'David Malcolm'

A Statement of Exchanges made by Holders of Second Series Land Orders – dated 05 Jan 1846

Number of Registry	10
Date of Registry of Exchange	06 Sep 1845
Number of Land Order in England	106
Description of Land Order	Special
Number of presentation at the Land Office Wellington	274
By whom exchanged	James Walker

Original Choice: Country Section 186 Left Bank, Wanganui River and Town Section 265
Rechosen: 20 Harbour District

Copy per 'David Malcolm'

A Statement of Exchanges made by Holders of Preliminary Land Orders – dated 05 Jan 1846

Number of Registry	22
Date of Registry of Exchange	21 Oct 1845
Number of Land Order in England	1041
By whom exchanged	Robert Hood and George Wilkie

Original Choice: Country Section 80 Upper Hutt
Rechosen: Country Section 95 Upper Hutt

No.135 Letter dated 05 Feb 1846 Alfred Wills to Colonel William Wakefield
Sir, I beg herewith to forward you for transmission to England "A Statement of Notices of Transfer of Land Orders in the Settlement of Wellington." I have the honor to be Sir, Your most obedient servant. Alfred Wills, Clerk of Land Office.

Transcript: www.nzpictures.co.nz/pandoraresearchANZ-NZC110-1-112.pdf

No.136 Letter dated 16 Feb 1846 Alfred Wills to Colonel William Wakefield
Sir, I have the honor to forward herewith for transmission to New Plymouth and to England, a Statement of Transfer of two Town Sections which have been presented by the Transferee Mr George Moore of the firm of Johnson & Moore of Wellington, and registered in this office by me. I have the honor to be, Sir, Your most obedient servant, Alfred Wills, P. Clerk of Land Office.

Number of Registry	4
Date of Registry	27 Jan 1846
Date of Instrument of Transfer	19 Dec 1845
Nature of Instrument of Transfer	Endorsement on Land Order
Nature & Situation of Property transferred	Town Section
Number of Land Order	549
Order of Choice	1561
By whom transferred	William Bannister of Wellington
To whom transferred	George Moore of Wellington
By whom the Certificate of Registry is signed	Alfred Wills

Number of Registry	5
Date of Registry	27 Jan 1845
Date of Instrument of Transfer	19 Dec 1845
Nature of Instrument of Transfer	Endorsement on Land Order
Nature & Situation of Property transferred	Town Section
Number of Land Order	550
Order of Choice	1700
By whom transferred	William Bannister of Wellington
To whom transferred	George Moore of Wellington
By whom the Certificate of Registry is signed	Alfred Wills

No.137 Letter dated 04 Apr 1846 Alfred Wills to Colonel William Wakefield
Sir, I have the honor to return herewith the report of Mr Thomas Fitzgerald on the Native Reserves in the Port Nicholson District, received from you on Tuesday last for any remarks which I might have to offer, and I now beg to submit to you the accompanying "observations". Before requesting your attention to these, I must remark that the real value of the sections reserved for the natives in this district, cannot possibly be correctly estimated from Mr Fitzgerald's report, which is solely "on their capabilities for the purposes of cultivation by the Aborigines" and has no reference to their value in other respects. I regret that this report was not handed to me during your recent absence at Wanganui and Nelson as I should then have had sufficient time to have inspected the seven reserves named in the margin, the first five of which I have not seen, and with the remaining am but imperfectly acquainted.

Nos 12 & 13 Ohariu, 11 Horokiwi Road, 42 Lower Hutt, 39 Wai-nui-o-mata, Nos 5 & 6 Harbour District

In the Table annexed to the "Observations" forwarded herewith I have therefore adopted Mr Fitzgerald's estimate of the quantity of land in these sections suitable for native cultivation:- of the quantity of available land in the remaining 31 Native Reserves, I have with confidence given my opinion, as they are either situated in districts in the survey of which I assisted, or have at different times visited, in the course of business during the four years which I have been on the Company's Surveying Staff.

I have made my estimate with great care and have revised it. I feel confident that it would be pronounced a moderate one by most surveyors, for I have been very anxious in no way to

exaggerate. It is necessary that I should remark that although my estimate is 450 acres in excess of Mr Fitzgerald, it does not, like his, include "land which the natives would never think of cultivating unless when in great want and no other was to be had" but only comprises the level and hill land available for present native cultivation.

In reference to the passage in Mr Fitzgerald's report quoted in the margin, I must beg to remark that "the original intentions of the New Zealand Company with regard to the Native Reserves" as made public in 1839 by the Secretary Mr Ward were "that they should be made in the same way, in the same allotments and to the same effect as if the reserved lands had been purchased from the Company on behalf of the natives" and that "the priority of choice for the native allotments being determined by lot as in the case of actual purchasers, the selection should be made by an officer of the Company expressly charged with that duty and made publicly responsible for its performance."

Mr Fitzgerald's passage quoted in the margin: "From which, Sir, you will perceive, how far the original intentions of the New Zealand Company with regard to the reserves have been here carried out – The fact of the sections being such as I have stated them, speaks of itself and needs no comment of mine."

That these intentions have been here carried out, and that the utmost impartiality has been observed in the selection of the Native Reserves by the officer "expressly charged with the duty", will be evident from a comparison of the numbers of the Native Reserve choices, with those of the adjoining Europeans sections, both of which I have inserted in the enclosed "observations" in the same column with the extracts from Mr Fitzgerald's report. I have the honor to be, Sir, Your most obedient servant, Alfred Wills.

Observations

Ohiro District Section 15, number of choice 51 (adjoining choices 36 and 58)

Fitzgerald: "A very poor section of which not more than 30 acres on the side next the Town Belt would be worth cultivating: the remainder is so very hilly and covered with stones as to be quite unfit for any kind of tillage."

Wills: This section is more hilly than Mr Halswell's (No.12) which it adjoined but the soil is of the same description. I should estimate the quantity of good level and hill land on this reserve at about 50 acres. For potatoe grounds the natives generally prefer land of this description to valley land subject to inundation.*

* see observations on No.97 Ohariu District

Ohiro District Sections 19 and 21 – 200 acre block – numbers of choice 123 and 100 (adjoining choices 107 and 45)

Fitzgerald: "Very bad sections, the maoris could not make any use of them."

Wills: These sections are very hilly, and from the road line appear exceedingly bad, but I know them well, having been some time in this district and am of opinion that there are at least 50 acres in the two available for present native cultivation.

Ohiro District Section 26, number of choice 175 (adjoining choice 118)

Fitzgerald: "Not quite so hilly as the two last described but equally unfit for the purposes of agriculture."

Wills: This section is not well adapted for present native cultivation as it consists of grazing land only: when Captain Smith selected it, there was a Pa at the mouth of the stream – it was a fishing station much resorted to by the natives.

Town District Sections 6 and 7 – 200 acre block – numbers of choice 109 and 131 (adjoining choices 152 and 26)

Fitzgerald: "Quite valueless except for feeding a few sheep or cattle upon."

Wills: There are about 30 acres of timbered hill and other land in these sections available for present native cultivation, the remainder is much better adapted for grazing or being laid down in grass. The two adjoining sections chosen by Mr Alzdorf were let by him for pasturage at £16 each per annum, on the day they were selected.

Harbour District Sections 5 and 6 – numbers of choice 73 and 106 (adjoining choices 70 and 116)
Fitzgerald: "From the very uneven nature of the ground there is not more than about 50 acres of each capable of cultivations."

Wills: I have only seen these sections from the Pitone Road, whence they appear exceedingly hilly, but have heard Captain Smith mention that he was surprised at the excellent quality of the land in the centre and on the North side of them: the sun has great power in the hollows which are most completely sheltered from the Southeast wind: there are some old cultivations in these hollows, which are always valued by the natives, who generally seem to consider the level character of land to be of less importance than aspect and shelter.

Harbour District Section No.23 order of choice 903 (adjoining choices 69 and 1096)

Fitzgerald: "Quite unfit for cultivation by the natives as it is very hilly Black Birch land which will not produce any vegetable substance useful to man."

Wills: Selected under a high number (903). The Black Birch grows on the hills West and South of this section, but the hollows are timbered with Hinau, Fuschia, Maire &c and are well sheltered. I estimate the quantity of available land on this section at about 25 acres. This reserve was chosen by Captain Smith in consequence of there being some potatoe grounds on the North side of it: in one of these "Puakawa" was killed by the Nga-ti-Kuhuhunu – At the time that this chief and his people cleared this land hundreds of acres of the best on the Hutt were at their disposal, I therefore presume that they entertained a very different opinion of its quality to that held by Mr Fitzgerald. When Captain Smith selected this section only the Eastern side of the harbour was surveyed and no lines had been cut over the hills. I know this reserve well having assisted in the survey of the Lowry Bay District and (if it is considered advisable to adhere to this choice) should suggest (the land North of the section being still unselected) that the upper boundary line be shifted a little more to the North as I think that some of the land cleared by the Wai-Wetu natives is outside the boundary as at present laid down on the map.

Memo: This section has been thrown up and reselected by Mr St. Hill (the Agent for the Native Reserves) in the Wai-nui-o-mata District No.39 – a selection described by Mr Fitzgerald as "good for nothing."

Wai-nui-o-mata District Section 39 order of choice 903 (adjoining choices 689 and 1084) selected by Mr St Hill the agent for the Native Reserves.

Fitzgerald: "This reserve is situated almost entirely upon Black Birch hills and which is of course good for nothing."

Wills: I assisted in the survey of the southern portion of this district, but have not seen this section, as we commenced work below it, but must remark that Mr St Hill has had the selection of more land intrusted to him than any other person in this Colony, that his choices are generally considered to have been very judiciously made, and I therefore do not think that he would select a section of 100 acres, not one of which according to Mr Fitzgerald is suitable for native cultivation. As to sections near Wellington partially timbered with Black Birch, it may be as well to mention, that the wood is much in demand for staves both for home use and exportation – it is also used by ship builders. In reference to Mr Fitzgerald's statement that Black Birch land "will not produce any vegetable substance useful to man" vide observations on section 98 Upper Hutt.

Kinapora District Sections 7, 8 and 9 – in a block – numbers of choice 220, 185 and 173 (adjoining choices 97, 181 and 290).

Fitzgerald: "Some parts of Nos 7 and 9 are rather hilly, but upon the whole they are three very good sections.

Wills: I consider this to be the most valuable block of reserved land in the Port Nicholson District for present native cultivation and occupation. No.9 is a very large section – it contains 157 acres. An excellent road from Wellington passes through the block.

Horokiwi Road District Section 11 number of choice 632 (adjoining choices 551 and 654) Selected by Mr St. Hill.

Fitzgerald: "70 acres of it would do very well for agricultural purposes."

Wills: I have not seen this section.

Lower Hutt District Sections 1, 2 and 3 – 300 acre block – numbers of choice 7, 15 and 20 (adjoining choices 4, 22 and 165)

Fitzgerald: "With the exception of about 30 acres on the Koro-Koro the land is of no value."

Wills: The 30 acres on the Koro-Koro and about 70 of hill and level land, appear to me to be all that are available for present native cultivation and occupation on these sections, but that they are of some value from their position may be judged from the fact, that £1200 was refused by Mr Bidwill for the adjoining section (No.4).

Lower Hutt District Sections 16 and 20 – 200 acre block – numbers of choice 22 and 28 (adjoining choices 4, 17, 49 and 80)

Fitzgerald: "Two middling sections of which I think about 30 acres in each would answer for cultivation the rest being either too hilly or too swampy."

Wills: No.20 is generally considered to be something more than "a middling section" either for native or European occupation and cultivation; an excellent road from Wellington passes through it, the level land is very productive and the hill land well adapted for the growth of potatoes. I do not think that there is more land available for immediate native cultivation in these sections than the quantity estimated by Mr Fitzgerald as there is a good deal of swampy and some indifferent hill land in No.16, but in reference to timbered hill land in general and particularly that on No.20 and on the West side of the valley of the Hutt, I may remark that about 3 years ago when section 80 (on the hills West of No.28) was chosen, the settlers generally were of opinion that this land would only be suitable for grass – they now however think differently, and 1000 acres have been since selected on the Western Hills, from Section No.51 southward. Mr Welsh has this year grown some very fine wheat and Mr Fowler (section 78) has had very good crops – four or five working men – heads of families have purchased No.115 and others are now clearing on the hill sections.

Lower Hutt District Section 42 number of choice 150 (adjoining choices 77 and 78)

Fitzgerald: "A very bad section principally situated on the hills on the Eastern side of the Valley."

Wills: I have not seen this Reserve, but judging from the early choices adjoining it, cannot but think that there is some available land on the section.

Lower Hutt District Sections 58 and 57 – 200 acre block – numbers of choice 197 and 237 (adjoining choices 198, 212, 317 and 322)

Fitzgerald: No.58 "An excellent section." No.57 "about half very good land, the other half being upon the hill is of very little value."

Wills: No.57 The quality of level and hill land on this section available for cultivation I estimate at about 60 acres.

Upper Hutt District Sections 98 and 102 orders of choice 1031 and 1032 (adjoining choices 889, 911 and 928)

Fitzgerald: Selected by Mr St. Hill. Covered with Black Birch trees and as I have already described the nature of Black Birch land I need not again make any further remark upon it.

Wills: No.98 contains about 15 acres of tolerably good agricultural land timbered with Red Pine and Matahi, the remainder is Black Birch, with which No.102 is almost entirely covered, but it must be remembered that the orders of choice were very high (Nos 1031 and 1032): the best sections in the Upper Hutt (those fronting the river) were selected under Land Orders between the numbers 293 and 738; those on the terrace land East of the present Road are mostly covered with Black Birch and were chosen under the idea of being laid down in grass for which this description of land is well adapted, as it can be cleared at a small expense, there being but little underwood. These sections are well situated:- they are close to the Wairarapa Road – are within a day's walk of Wellington and about half way to the plain:- 24 miles of this line of road have been already completed by the Company and when the remaining eleven miles are finished I think that some return may pro... be drawn from these reserves especially as paddocks will be much needed in the Upper Hutt for sheep and cattle on their way to Wairarapa, the district being too thickly wooded to allow of their being at large.

Upper Hutt District Section 132 number of choice 1036 (adjoining choices 960 and 1029)

Fitzgerald: Chosen by Mr St. Hill. "For the most part level sections but covered with Black Birch trees."

Wills: Selected under a very late number: I know this section well, having been 3 months in the Upper Hutt, and estimate that it contains at least 30 acres of good land timbered with Rimu, Matahi, Rata &c – the rest is covered with Black Birch.

Lowry Bay District Sections 1 and 4 orders of choice 1066 and 1070 (adjoining choices 931 and 842) – chosen by Mr St. Hill.

Fitzgerald: "both situated in a swamp, upon No.4 an European settler has attempted cultivation but with such ill success that he has several times been on the point of abandoning it."

Wills: Like the last mentioned sections these were selected under very high numbers – they are at present very swampy for native cultivation: in reference to the "ill success" of "an European settler" I must remark that I have once or twice heard him attribute his "ill success" to a want of combination amongst the settlers, who in his opinion might by this time have brought the 1200 acre swamp into cultivation, if they had united in cutting a main drain and some others (at the foot of the hills) communicating with it.

Ohariu Road District Section 91 number of choice 1042 (adjoining choices 507, 788 and 1052).

Fitzgerald: Selected by Mr St. Hill. "a very bad section, the ground is so very hilly and full of stones."

Wills: This section was chosen under a very late order but from its position must be considered to have been well selected: the present Ohariu Road is completed to within a quarter of a mile of it and although it appears very precipitous from the Surveyor's line and is generally very hilly, I should say that 30 acres on the North side would be available for cultivation. Membray, Phillips and other settlers have had very good wheat and potatoe crops off the hill land on section numbers 95 and 94.

Ohariu Valley Sections 12 and 13 – 200 acre block – orders of choice 552 and 561 (adjoining choices 417, 441, 547 and 981). Selected by Mr Halswell, Commissioner for the management of the Native Reserves.

Fitzgerald: "contain some very good land, about 150 acres in the two."

Wills: I have never been down to the road line of these sections, but with reference to the quality of the land in this part of the Ohariu Valley, have invariably heard from every surveyor who has visited it, that it was most excellent – equal to that of the Hutt and not much flooded, although in the winter season the river rises considerably. Mr Hanson, after a personal inspection selected 2000 acres in this part of the district.

Ohariu Valley Sections 97, 77 and 88 – in a block – orders of choice 54, 728 and 730 (adjoining choices 659 and 740)

Fitzgerald: "Poor and very hilly sections, the natives have some cultivations on parts of them, but not more than half of them is of any value."

Wills: I estimate the quantity of good agricultural land in this block at about 180 acres: at the time that Mr St. Hill selected these sections, a considerable portion of No.97 was in cultivation by the natives, who were the sole occupants of the Ohariu and Makara Districts, and it therefore seems strange that they should have chosen (according to Mr Fitzgerald) "poor land" for one of their principal potatoe grounds:- when I was last at Ohariu the appearance of the growing crops in the Northeastern corner of this section (No.97) indicated anything but a "poor" soil. The large clearings on No.97 and their extensive cultivations on the table lands towards Opau (southward of Ohariu Pa) afford further proof that the natives generally prefer hilly land for the growth of potatoes.

Ohariu Valley Section 98 number of choice 65 (adjoining choices 528 and 529)

Fitzgerald: "Although it would do very well for feeding cattle upon, it is quite unfit for cultivation."

Wills: The greater part of this section consists of first rate grazing land, but I consider that at least 30 acres of it are suitable for present native occupation and cultivation. When I was last there the natives had one or two Kumara and Melon grounds near the river on the alluvial flat just above the Pa – the land produced well, but their principal cultivations were on the hills as I have before mentioned. The Ohariu Pa is on this section in consequence of which it was I believe selected by Mr St. Hill – the Pa is generally occupied by about 100 natives, whose numbers are frequently augmented by visitors from Wanganui and other places.

Makara District Sections 22 and 24 – in a block – numbers of choice 248 and 254 (adjoining choices 445 and 521)

Fitzgerald: "Contains about 150 acres of good land"

Wills: There are about 160 acres of good level and hill land in these reserves – No.24 is an excellent section – the hill land of this part of the Makara is very good.

Makara District Sections 37 and 39 numbers of choice 271 and 272 (adjoining choices 278, 309 and 568)

Fitzgerald: "Similar to No.98 of the Ohariu."

Wills: No.39 is grazing land but No.37 contains about 40 acres of timbered level and hill land available for cultivation.

Special Block Kai Wara reserved by desire of Mr Shortland.

Fitzgerald: "Contains about 300 acres of cultivated land."

Wills: I should estimate that this block contains 350 acres of very good hill land.

Table showing the quantity of level and hill land available for present native cultivation in the Native Reserves within the limits of the Port Nicholson Grant.

District	Number of acres (Fitzgerald)	Number of acres (Wills)
Ohio	100	30
Town	30	-
Harbour	125	100
Kinapora	300	300
Horokiwi Road	70	70
Lower Hutt	370	280
Upper Hutt	45	-
Lowry Bay	-	-
Wai-nui-o-mata	-	-
Ohariu	390	300
Makara	200	150
Total	1630	1230
Special block at Kai-Wara	350	300
Total Acres	1980	1530

No.138 Table shewing the number of sections of 100 acres each selected outside the Boundary of the Port Nicholson Grant signed Alfred Wills, Clerk of Land Office, Wellington 17 Apr 1846.

Name of District	Number of sections 100 acres each
Porirua	77
Ohariu	20
Tukapu	34
Pawai-tangi-nui	32
Horokiwi Valley	38
Total	201

No.139 Return compiled by Alfred Wills, Clerk of Land Office, New Zealand Company

Second Series Land Orders remaining unselected 17 Apr 1846

Number of Registry (of Land Order) at Wellington	By whom registered
8	F. Healy (London)
47	G. Scott (Willis St, Wellington)
157	F. Sinclair (Pigeon Bay)
188	J. H. Greenwood
264	J. Kettle (Manawatu)
265	J. Kettle (Manawatu)
266	J. Kettle (Manawatu)
267	J. Kettle (Manawatu)

No.140 Return dated 18 Apr 1846 compiled by Alfred Wills, Clerk of Land Office, NZ Company

Wanganui Block - Land Selected		
<u>Country Sections</u> of 100 acres each	273	27,300 acres
From sections of a quarter acre each selected for colonists	233	
From sections of a quarter acre each selected for NZ Company	241	
Total number of Town sections selected	474 or	118½ acres
Total acres selected		27,418½
Manawatu Block – Land selected		
Horowenua District – Country Sections of 100 acres	86	8,600 acres
Manawatu District – Country Sections of 100 acres	241	24,100 acres
Total acres selected		32,700

No.141 Letter dated 04 May

Dear Sir, Do me the favour to transmit the accompanying to the Principal Agent of the New Zealand Company. I am happy that you have personal knowledge of the inconvenience we seek to remove. Yours faithfully Sam, ... - Alfred Wills...

Wanganui 20 Apr 1840

Sir, The ... Hut formerly occupied by Mr Sheppard, Assistant Surveyor, necessarily very... the Public... and as the River bank happens to be narrower just there, than in other places the encroachment almost amounts to a ... We should feel obliged by your permission to recover it. This Hut is occasionally occupied by wandering Natives, and is becoming very much dilapidated. Like other Maori built huts, the frame is of rough poles and the only part having any worth are the 5 cottage windows of... metal...two inner and one outer Door. Perhaps the materials might be sold before becoming extensively worthless. The interior lining of plank, it appears was purchased by Garner from Mr Sheppard... once except in and that comparatively of trifling observance this Hut is the only projection on the line – were it removed we should have a regular and... Beach Front of nearly half a mile in... We have the honor to be Sir, Your obedient servant, Sam.... P.M., ...Wilson, J.P., M. Campbell, J.P., John Nixon.

No.142 Letter dated 09 May 1846 Alfred Wills, Petre, Wanganui to Colonel William Wakefield

Sir, I have the honor to inform you that I arrived here on the 30th April: my hastily written letter dated New Plymouth 28th ultimo will have made you acquainted with the arrival there on the previous day of the Government Brig. Mr McLean the Interpreter having embarked with us, we left Taranaki roadstead in the afternoon of the 28th ultimo and arrived off Kai-iwi, six miles North of the Wanganui about sunset on the next day. Mr Symonds was most anxious to reach Wanganui, and in accordance with his wishes we landed – encamped for the night and on the following morning walked to Petre.

The Government Brig (with the money on board) proceeded to Nelson where Captain Richards intends having her hauled up, as she is covered with barnacles:- she will return to Wanganui on the 15th instant when Mr Symonds will communicate with her from the shore.

On the day of our arrival here several of the principal natives saw Mr McLean on the subject of the completion of the purchase:- being anxious that they should first thoroughly consider the matter amongst themselves, Mr Symonds did not visit the principal Pa (Putikiwaranui) until Saturday the 2nd instant:- on his return thence he informed me that the natives were apparently well disposed towards a final settlement.

We found on our arrival that jealousy had for some time existed between the Christian natives of Putikiwaranui and those under the Chiefs Pakoro, Ngapara and others, who we were informed seldom visited that place, nevertheless those chiefs went there on the 2nd and 4th instant and the completion of the purchase was most fully discussed, the influential natives named in the margin being present at the “Korero”.

In the margin
“Mauai” – George King (“Te Anana”), John Williams “Rangi Taurira”, “Pakora” and “Tahana”
(The late Chief Turoa’s sons) – “Ngapara”, “Maketu”, “Pai-Pai” or “Kawana”

Mr McLean was at the Pa for a considerable time on both these days. Mr Symonds had intended to have assembled on the North side of the river, the chiefs and people of all the Pas, but as they met at Putikiwaranui and Mr McLean on his return from that Pa on Monday, had reported that the “Korero” was over and that the natives desirous of immediately seeing the boundaries, Mr Symonds did not consider another meeting was necessary.

The natives had stated to Mr McLean that some of the lands within the Block shewn on the Company’s Map of Wanganui District as agreed upon by Mr Commissioner Spain on the 16th May 1844, belonged to the Wangaehu natives, and on my accompanying Mr White the Government surveyor and Mr McLean on the 5th instant to the Pa Putikiwaranui, the natives there informed us that before perambulating the internal boundaries of the Block, they were desirous of pointing out the boundary between the Wanganui and Wangaehu people. The claim of the latter was admitted by the former and Mr McLean considered that it would be impossible to distribute the payment equitably unless the proportion of land claimed by each was clearly understood: he therefore acceded to their wishes and we accordingly started in company with John Williams – about fifteen natives of Wanganui and Wangaehu and “Pai Pai” or “Kawana” a Wanganui native (said to have some influence) connected with the Wangaehu’s by marriage. They conducted us to a cliff on the coast – about 5 miles North of the Wanganui river, called “Motu Karaka” (“Wilsons Bluff” on the Company’s map): from this point “Pai Pai” stated that the boundary between the tribes was a right line to the “Wiritoa” or Dutch Lagoon, which it crossed near its Eastern extremity and thence continued straight (“tika tonu”) to the hills North East of the surveyed land on the South bank of the Wanganui. From “Motu Karaka” we walked with “Pai Pai” to the Wiritoa lagoon (2½ miles) where the rest of the natives met us and assented to the boundary line.

On reference to the map we find that East of this line, the area of the land laid out in sections and now claimed by the Wangaehu people, is about 6,800 acres inclusive of the Native Reserve No.108.

We encamped for the afternoon at Widgeon Lake and as Mr McLean was returning to Petre for the purpose of seeing Abraham (Tipai) the principal chief of Wangaehu, whose assent to the boundary the natives were desirous of obtaining, I accompanied him thither having heard that the “Katharine Johnston” was to sail for Port Nicholson on the following Thursday and being anxious by that vessel to inform you of our proceedings here – her departure has since been deferred.

On arriving at Putikiwaranui we heard that Abraham was at Metaongaonga (“Rangi-Taurira’s” settlement about 7 miles up the river):- a messenger was sent to him early in the morning and I returned to Mr White and the natives at the tent. Mr McLean did not join us until the following day, when he returned accompanied by the chief “Mauai” and several other natives:- he had not seen Abraham, who had returned to Wangaehu by an inland route – “Mauai” agreed to the Wangaehu boundary as far as the lakes and leaving Mr White to examine the native boundary from the lakes Northward, I by Mr McLean’s desire started with him for Abraham’s settlement which is about 15 miles up the Wangaehu river.

Our guide lost his way and we were bushed on Thursday night, but reached the settlement the following morning – Abraham was out pig hunting and did not arrive ‘til the afternoon:- he made a long and haughty speech saying that the Wanganui natives had agreed to sell the land without consulting him – that at none of the “Komiti’s” (meetings) (meaning the original sale and the

subsequent investigation of the claim by Mr Spain) held at Wanganui had his attendance been requested, and that if the Wanganui natives disposed of his land he should remove Dr Allison and any other settlers that might take possession of it. (Mr McLean interpreted the speech to me.)

Mr McLean cautioned him as to interfering with the settlers and had a long "korero" with him and his people – there were not more than 30 people at his settlement but there is another lower down the river – Abraham is of the Ngatiapa tribe and is connected with the natives at Rangitiki.

We left him this morning (Saturday) apparently better disposed and Mr McLean thinks that he may perhaps accept compensation for his portion of the land within the Block. In the meantime Mr Symonds intends shewing the natives the boundary on the river at Tunuhaere and that Mr White and I shall go on with the survey of the Reserves selected for them. Some time will I expect elapse before the external boundaries are thoroughly "understood and recognised" by the natives – the Waitotara people claim a portion of the land towards Kai-iwi – the Putikiwaranui natives have sent to them and some of the tribe are expected in Petre next week.

I hope that in a few days Abraham will have considered the matter and that he will accompany us and the Putiki people to the external boundary towards the Wangaehu. I shall not fail to report to you by the next opportunity, and have the honor to be Sir, Your most obedient servant, Alfred Wills.

No.143 Letter dated 20 Jun 1846 Alfred Wills, Wellington to Colonel William Wakefield
Sir, In continuation of my letter of the 9th ultimo I have now the honor to report proceedings at Wanganui, between that date and the 4th instant, on which day as I have already personally informed you, negotiations with the natives of that district were broken off by Mr Symonds in consequence of their exorbitant demands for land.

On the 12th ultimo by Mr Symonds' directions I proceeded with Mr White the Government Surveyor to the "Mowanau" stream, from which we ranged for about a mile the Western boundary of the Company's Block:- the natives "John Williams" and "King" who were deputed by the Wanganui people to accompany us, agreed to the line, but a day or two after, the stakes which we had driven in were removed by the natives of Waitotara who claim the land on the "Mowanau" and "Kai-iwi" streams, which as you will perceive by the accompanying map, run into the surveyed district to the North of "Waitotara line".

Mr McLean the Government Interpreter stated to me that he understood they had only removed our stakes under the impression that the natives of Wanganui had set up a claim to their land, which he was informed they were willing to give up to the colonists, on receiving compensation.

The Wanganuis subsequently proposed that the boundary should be removed from the "Mowanau" to the "Onapu" or "Ika Pirau" stream (see map) to which they stated their land extended, but Mr Symonds declined again sending a surveyor in that direction until he had seen the natives of Waitotara, by whom however the Western external boundary has not yet been recognised, as nothing further was done with respect to it, up to the date of Mr Symonds departure for Wellington.

Messrs Symonds, McLean and White accompanied by the principal chiefs of Wanganui, proceeded up the river towards Tunuhaere on the 14th May, and I commenced the survey of the 1,000 acre block of Native Reserves Nos 1 to 7 and 14 to 16 South Bank. I had to recut part of "No.1 Line" as it was not discernible in the open land of Section 7; the chief "John Williams" who was with me immediately asked me to desist, and requested that I would cut a line (which he pointed out) which would have included within it about nine colonists sections and parts of sections; this I of course declined doing, but having with me a map on which the Native Reserves were colored, I shewed him the 1,000 acre block (section Nos 1 to 7 and 14 to 16); he is a very intelligent native and I had but little difficulty in making him understand the map:- he remarked that the natives would not accept the Block as a great part of it was open flax and toi-toi land, whereas within the line which he had pointed out there was a good deal of timber and the potatoe

grounds were very numerous. I, however, proceeded with the survey as instructed. Williams remained with me, but said that my work would be quite useless, as neither he nor "Mawae" would accept compensation for their land unless the line pointed out by him was made the boundary of their reserve.

I recut and cleared No.1 Line up to section 16 by the following day. Mr McLean having returned from Tunuhaere, John Williams and the natives spoke to him on the 18th on the subject of my survey, and after considerable discussion they agreed that I should cut the line between Native Reserve No.16 and section 17, but told Mr McLean that any cultivations outside of it must be afterwards surveyed.

I accordingly went to section 16, and my men had just commenced cutting the line, when the chief "Mawae" suddenly appeared from the bush, and in a violent manner ordered me to desist, saying that only such boundary should be surveyed as he should point out: he then requested me to survey his line – this I refused to do, but after some discussion agreed to inspect it and report its position to Mr Symonds. He ranged it as shewn on the accompanying map, and told me that it was to be continued straight to the old surveyors line (No.2); - after taking the bearings I returned to Petre and reported the matter to Mr Symonds, who did not seem at first to be at all disposed to accede to Mawae's demand, but in the evening came to a determination on the subject, and requested me to survey the line pointed out by that chief; to this I objected, but finally consented to proceed with the survey after I had on the 19th received a reply from Mr Symonds to a letter which I had addressed to him on the subject the previous evening – copies of these I enclose.

Letter to Mr Symonds 18 May 1846 – Mr Symonds reply 19 May 1846

Mr Symonds informed me that he intended that an equivalent in land from the Native Reserves should be given in exchange for the colonists sections now required by "Mawae", or for any other allotments which might be appropriated by natives.

I finished cutting Mawae's line on the 20th. On the 21st the chief "Ngapara" approved of that boundary (which included within it, his and "Pakora's potatoe grounds) but insisted on confining Messrs Watt and Taylor to their cultivation and a small portion of open land; (see map – sections 29 and 28 South Bank) – he hardly left them any bush for firewood, would listen to no remonstrance on the subject, and further insisted that the land should be surveyed as staked out by him. Watt and Taylor's section as now shewn on the map is almost worthless – Mr Ball of whom they originally purchased it, actually paid this "Ngapara" about twenty pounds in money and goods that he might proceed unmolested in the cultivation of his land.

Although the Native Reserves contain a very just proportion of timbered land as will be evident by an inspection of the map, the natives up the river had in the course of the week demanded that additional groves should be reserved for them; "Ngawaka" and his people had also expressed their determination not to give up the bush on Mr Nixon's section No.18 and Mr Bell's (the "Laird of Wanganui) No.64 South Bank; the latter declared that he would leave the settlement unless put in possession of his land.

Much excitement existed in the town and on the 21st May, a Public Meeting was held and a resolution forwarded to Mr Symonds by the chairman Dr Wilson expressing the indignation of the settlers at the exorbitant demands made by the natives, and their opinion that concession to their demands would only tend to increase their cupidity.

I was absent surveying when the meeting was held and therefore cannot furnish you with the full particulars. Thanks were voted to Messrs Symonds and McLean for their exertions in endeavouring to effect the settlement of the Land Question. My Symonds stated in reply that every exertion would be continued to be made to affect a final and satisfactory settlement.

Many settlers spoke of leaving Wanganui if the demands of the natives were acceded to; this was soon known among the Maoris and on the morning after the Public Meeting 'Mawae' sent word to Mr Symonds that he would give up some of the Native Reserves near Kaitoki Lake.

He staked off the land on the 23^d and I surveyed it on the 26th (see map portion coloured pink). Sections No.5 and 6 nearby the whole of which 'Mawae' voluntarily threw up, are two of those which Mr G. Clarke Jnr in his letter dated Wanganui 15th May 1844 informed you he regretted to find must be reserved for the natives as they had stated their intention not to part with them and the consent they conveyed to the Commissioner through Mr Taylor to accept the pay, was coupled with that express condition.

It is evident that the wishes of the natives were not understood, and that the wrong side of "No.1 Line" was taken; this is much to be regretted, as I think that had the exchanges been effected in the right place at the time of Mr Spain's visit, it is not improbable that 'Mawae' would have been contented, and might not have made a further demand, in which case I feel convinced that most of the additional reserves would not have been requested by the natives up the river, the greater part of whose demands were made after 'Mawae' insisted on retaining his block.

I believe also that although Messrs Bell and Nixon received from the Company a larger quantity of land in exchange, they were disappointed at being obliged to give up Sections 5 and 6.

'John Williams' informed me that about five years since 'Mawae' turned Mr Bell off No.5, because he had not received payment in 1840, and not because he required the land, which he remarked was "covered with fern, flax and Toi-Toi, and although very good for wheat, not such as the natives usually cleared for potatoe grounds.

On the 26th May, Messrs Symonds and McLean went up the river to Kaiaraara to meet Mr White and some Patutokotoke natives. I was instructed to proceed towards Wangaehu and range the Eastern Boundary of the Company's Block. Abaham (Tipai) – 'Muna' and several of the Wangaehus had been at Putikiwaranui about a week.

I stated to you in my letter of the 9th ultimo that the first mentioned chief and his people then seemed but little disposed to accept compensation for their position (see map) of land within the Block, indeed I at that time thought it not improbable that the completion of the purchase would have been further frustrated through them, and Mr Symonds had determined as they claimed so large and valuable a portion of the district, that if they refused to accept compensation he would at once return to Wellington. They were now however quite willing that the boundary should be ranged. Mr McLean considered that this change resulted from our recognition of their title, and the advice of the missionary natives at Putikiwaranui. The fact was that Abraham who is of the Ngatiapa tribe (the original possessors of the Wanganui district) was very jealous that his claim although acknowledged by the natives had not been known to Mr Spain.

The rain fell heavily on the 27th but the next day I started towards Wangaehu accompanied by the chief 'Muna' some Wangaehu natives and 'John Williams' of Wanganui; on our way to the extremity of the block 'Munu' several times requested me to stop, saying that I was going too near the Wangaehu river, I replied that Mr Symonds had desired me to commence from the end of the old surveyor's line (No.2); at this he seemed much displeased.

On the 29th, commencing from Mr Nixon's section No.198 I ranged the boundary line for about a mile and a half Northward, as instructed, but the Wangaehus, to my surprise threw away all my stakes and filled up the spade holes as fast as my men dug them. Much to my relief, Mr McLean and Abraham arrived at the tent in the afternoon and after a long discussion it was agreed between him and the natives that the Block marked **Z** on the accompanying plan should be reserved for them; this pleased them and the arrangement was by no means unsatisfactory as none of the colonists sections were interfered with, and the natives had willingly acceded to my wish that the settlers should have the right of cutting whatever timber they might require within the block **Z**; and I thought it prudent to propose such a condition as the groves of timber in the surveyed district towards the Wangaehu are occasionally far apart.

The sections mostly consist of open land covered with fern, Ti-tree and Toi-Toi, with here and there patches of timber varying from 10 to 30 acres in extent; although the fern is constantly burnt

by the natives when pig-hunting, I found it in many places eight feet high – I have nowhere in New Zealand seen a finer country. After setting out the Reserve **Z** I proceeded with the boundary line some distance without interruption.

Mr McLean had returned to Wanganui and in his absence a difficulty arose from the natives wishing me to make an angle in the line which would have cut off parts of sections 190, 188, 187 &c; on his return he explained this to Abraham and 'Munu' and we then obtained their consent to the Boundary as far as the point **A** (see map); here they insisted on an angle, asserting that the line was running into land claimed by the Rangitiki people: this excuse did not seem very genuine as we were on the Wanganui side of the Wangaehu, and I requested them through Mr McLean to allow the line to be ranged about half a mile further so as to clear all the sections, but they replied that the land was not theirs and we must speak to the Rangitikis; I then surveyed the Boundary as ranged by Abraham and 'Munu' and shewn on the map forwarded herewith.

With reference to the sections 148 (selected) and 147 (unselected) South Bank cut off by this line, Mr McLean said he would arrange with the natives, before the deed was signed, that they should be included, but I have shewn the Boundary on the Map as recognised by the natives on the ground.

The only reserve requested by the Wangaehus within the land laid out in sections, was a patch of the bush (called 'Te Marangai') on section 140 South Bank; Mr McLean directed this to be surveyed, but before it could be completed we received a note (June 4th) from Mr Symonds requesting us to hasten to Petre as for several reasons he had determined to break off negotiations with the natives, and stating that he wished to embark on board the Government Brig (which had been off Wanganui heads since the 31st May) at 4 o'clock that afternoon.

We were sadly disappointed at this intelligence as we had (though not without considerable trouble) arranged matters so satisfactorily with the Wangaehus whom Mr McLean at first considered more intractable than the natives on the Wanganui river.

We reached Petre late in the afternoon and found the Government Brig's boat waiting for us, but our late arrival obliged us to defer going on board 'til the following morning, as the crew did not think it prudent to cross the bar by moonlight. The £1,000 compensation money had been sent on board the previous day.

'Maketu' the principal chief of the Patutokotokos was running to and fro in front of the hotel, wild with rage and disappointment at Mr Symonds' having refused to accede to his demands for land and those of 'Tarewa', 'Tauteka' &c and that the payment was not to be distributed; the previous week he had promised that when 'Kaiaraara (section 77 North Bank) should be required by the 'pakeahs' he would remove to the Block of Native Reserves at Waipakura; 'Tarewa' and 'Tauteka' had made similar agreements with respect to several patches of cultivation which they had at different places on the river, but within the last few days 'Maketu' declared he would not remove from Kaiaraara unless specially paid for so doing. Mr Symonds stated to me that during my week's absence towards Wangaehu, the Patutokotoko natives up the river had made such exorbitant demands for land in addition to the extra reserves which by his direction Mr White had surveyed for them at 'Makirikiri', 'Kukuta', 'Tutarika' &c that he had felt compelled to break off all negotiations with them.

Some of the missionary chiefs of Putikiwaranui, 'Mawae', 'John Williams', 'Rangirunga' and 'Takarangi' the chief of Tunuhaere came up in the evening. They begged Mr Symonds not to leave Wanganui without completing the purchase, 'Mawae' saying that he, 'Te Anana' (George King), Abraham ('Tipae') of Wangaehu &c had the best title to the lands, they being of the Ngatiruaka and Ngatiapa tribes who were in possession of the Wanganui District long before Maketu's people (the Patutokotokos) came from Taupo; he requested Mr Symonds not to listen to Maketu.

No.144 Letter dated 23 Jun 1846 Alfred Wills to Colonel William Wakefield

Sir, As during our interview this morning you informed me in reply to my application for an increase of salary that you could not at present accede to my request and expressed yourself to the effect that the income I now receive of £146 per annum is sufficient considering the duties I have to perform as Clerk of the Land Office and that Maps and surveys are only occasionally required to be made at Wellington. I am under the necessity of tendering my resignation, as some pecuniary difficulties (into which I have been thrown in consequence of losses in England and the non-arrival of arrears of funds due to my mother from South America) prevent my remaining in the Company's service at my present salary, and waiting until surveys in this district shall be resumed and promotion may be looked forward to by me, and I am therefore compelled to avail myself of Mr Wylie's offer of a partnership in his Contracts at Molineux, New Edinburgh, as I have no other prospect of meeting the difficulties I have mentioned.

My report of recent proceedings at Wanganui with reference to the Land Question, together with a Map, I delivered to you to-day, and I shall not fail to complete my accounts of receipt and delivery of the Surveying Instruments &c.

I should wish to leave for Otakou by the first vessel after the 30th inst., when the present quarter terminates, but shall not take my departure without previously giving every information as to the Land Office business – the Maps – Instruments &c to any person you may be pleased to appoint.

Some time since I determined to apply to you for an increase of salary, which if it was not in your power to grant, I (for the urgent reasons mentioned in the first part of this letter) intended tendering my resignation but I beg most distinctly to state, that until so informed by you this morning, I had not the slightest idea that I had been retained in the Company's service since the Surveying staff was broken up in February 1845 "only out of charity" or I should long since have relieved you of such a burthen.

I do not doubt that in retaining me you took into consideration the situation in which I was placed in February 1845, in consequence of the delay which had occurred in the arrival of funds due to Mrs Wills from England, and which we did not receive until many months after the surveying staff was broken up, but surely my services as Clerk of the Land Office – Draughtsman (giving every information as to the surveyed districts – roads &c which I was well qualified to describe from my experience as a Surveyor) and occasionally as a Surveyor (although I acknowledge that the surveying I volunteered) were worth £146 per annum; but if you think otherwise, I venture to express a hope that being in my five and twentieth year – with the education I received in England my acquirements and well known attention to business, I could always have prevented myself from standing in need of "charity" from any one, although in a distant colony and without capital.

The Secretary of the New Zealand Company in the concluding paragraph of his letter appointing me a Cadet on the Surveying Staff, conveyed to me on the 29th September 1841 "the best wishes of the Director for my success in the career which was open to me" and "assured me that zeal and assiduity in the Company's service would never fail of receiving its acknowledgement and reward."

After nearly five years spent in the Company's service, during about eighteen months of which I endured the hardships of an explorer and (in common with the other members of the staff) surveyor in New Zealand, of which none but those who have undergone them can form an idea (especially in the wet winter season) and during the whole of which period I can most conscientiously state that I paid unremitting attention to my duties, I certainly did not expect that the "acknowledgment and reward" I should have received, would have been a remark from the Principal Agent of the Company, that during the last seventeen months my services had only been retained "out of charity". I have the honor to be Sir, Your most obedient servant, Alfred Wills.

No.145 Letter dated 03 Jul 1846 Alfred Wills, NZ Companys Survey Office to Col Wm Wakefield Sir, I have perused the Colonial Secretary's letter to you of the 24th ultimo, covering extracts from the report of Mr Symonds in his recent endeavour to complete the purchase at Wanganui. The Colonial Secretary remarks that it will be seen from Mr Symonds report that a very unexpected difficulty arose inasmuch as Mr Spain although assisted by Mr Protector George Clarke Junr had overlooked the important fact that a large portion of the Block to be purchased by the Company belonged to a Native Claimant who had never been consulted on the subject &c &c.

In page 14 of my report to you of the 20th ultimo I stated that the title of this "Native Claimant" (who on reference to Mr Symonds report I find to be Abraham of Wangaehu) although acknowledged by the natives was not known to Mr Spain, but the Colonial Secretary seems to have overlooked the facts that Mr Symonds had "ascertained" this Chiefs claim – had "consulted" him and that the "very unexpected difficulty" was overcome.

This will be evident by a reference to Mr Symonds report wherein he states that Mr McLean and I had "after much trouble effected" the objects of our mission towards Wangaehu (cutting the outer boundary on the Eastern side) but adds that the original block was much reduced.

Mr Symonds is in error as to the material reduction of the original Block towards Wangaehu, for (as I stated to you in Page 18 of my report) the only reserve requested by the Wangaehus within the land laid out in sections was a small patch of bush in section 140 South Bank.

The reserve marked **Z** (North of Mr Nixon's section, Nos 197 and 198) cannot be considered as much reducing the original Block, as it does not interfere with any sections and the settlers were to have been allowed to cut whatever timber they might hereafter require from it. In reference to the Colonial Secretary's remark that there can be little doubt if the purchase had been completed without a considerable payment having been made to him (Abraham) he would have disputed possession of the land if any European had attempted to occupy it. I must remark that although Abraham at first expected a large sum and threatened to annoy certain settlers he subsequently (after much explanation from Mr McLean) recognised the Eastern external boundary – expressed himself in a very friendly manner to the settlers and on the 4th June when we finally returned to Wanganui from Wangaehu Mr McLean informed me he thought that £170 would fully satisfy Abraham and his followers; these are but few, Rauparaha and Te Pehi's wars having greatly diminished the numbers of the Ngatiapa and Rangitane tribes, and only one or two chiefs (Abraham, Munu &c) claim the land surveyed by the Company toward the River Wangaehu.

I infer from the Colonial Secretary's letter that he is of opinion that the purchase of Wanganui was not completed in consequence of the claim of Abraham and the Wangaehus; this was not the case for (as Mr Symonds distinctly states in his report) negotiations were broken off by him in consequence of the exorbitant demands of 'Ngawaka', 'Tarewa', 'Rupene' and 'Tauteka' (also Maketu) chiefs of the tribes up the river who (it appears from Mr Symonds' report) the Rev R. Taylor stated had been formerly paid by Mr E. J. Wakefield.

I perceive that the minutes of the Public Meeting held at Petre (alluded to by Mr Symonds) have not been forwarded to you by the Colonial Secretary, and consequently that there is an apparent discrepancy between Mr Symonds and my account of the sentiments of the settlers as to the advisableness of the additional reserves for the natives.

When at Wanganui the minutes of the meeting were shewn to me by Mr Symonds and (to the best of my recollection) as I stated to you in Page 9 of my former report, the resolution forwarded by the Chairman, Dr Wilson, expressed the indignation of the settlers at the exorbitant demands made by the natives and their opinion that concession to their demands would only tend to increase their capability.

Dr Wilson and Captain Campbell are I believe "the settlers" alluded to by Mr Symonds as having (after he had explained to them that the blocks in question contained far less than they

anticipated and having pointed out his views) at once agreed that the plan proposed by him was the most advisable. I remember Mr Symonds mentioning to me that at an interview he had with those gentlemen subsequently to the Public Meeting, they had considerably over-estimated the quantity of land ceded to the natives West of "Mawae's Line". I have the honor to be, Sir, Your most obedient servant, Alfred Wills.

No.146 Letter dated 19 Mar 1847 David Lewis, Clerk of Land Office to Colonel William Wakefield Sir, I have the honor to forward herewith a Statement of Transfers of New Plymouth Land Orders presented by the Agent of the Transferee Mr Keneth Bethune of Wellington and registered in this office by me. I have the honor to be, Sir, Your most obedient servant, David Lewis, Clerk of Land Office.

"Copy" Transfers of Lands at New Plymouth presented and Registered at Wellington

Number of Registry	6, 7, 8, 9, 10
Date of Registry	17 Mar 1847
Date of Instrument of Transfer	30 May 1846
Nature of Instrument of Transfer	Endorsed on Land Order
Nature and situation of Property transferred	Town Sections
Number of Land Order	262, 263, 264, 265, 266
Order of choice	164, 250, 675, 702, 1858
By whom transferred	Thomas Docker, Charlton near Devon, England
To whom transferred	Joseph Docker, Thornthwaite, Dartbrook, NSW, Australia
By whom the Certificate of Registry is signed	David Lewis

Number of Registry	11, 12
Date of Registry	17 Mar 1847
Date of Instrument of Transfer	30 May 1846
Nature of Instrument of Transfer	Endorsed on Land Order
Nature and situation of Property transferred	Suburban Land
Number of Land Order	8, 9
Order of choice	179, 104
By whom transferred	Thomas Docker, Charlton near Devon, England
To whom transferred	Joseph Docker, Thornthwaite, Dartbrook, NSW, Australia
By whom the Certificate of Registry is signed	David Lewis

New Zealand Company's Land Office, Wellington 19 Mar 1847 [signed] David Lewis, Clerk of Land Office

No. 147 Letter dated 19 Mar 1847 David Lewis, Clerk of Land Office to Colonel William Wakefield Sir, I have the honor to forward herewith a Statement of Notices of Transfer of Land Orders in the Settlement of Wellington since those reported February 5th 1846, also Statements of the Exchanges made by Holders of Preliminary and Second Series Land orders since those reported January 9th, 1846. I have the honor to be Sir, Your most obedient servant, David Lewis, Clerk of Land Office.

The "Statement of Notices of Transfer of Land Orders" information in this return has been added to transcript: www.nzpictures.co.nz/pandoraresearchANZ-NZC110-1-112.pdf

A Statement of Exchanges made by Holders of Preliminary Land Orders

Number of Registry	23
Date of Registry of Exchange	30 Jul 1846
Number of Land Order	1015
By Whom Exchanged	H. Boyton
Original Choice: Number on Plan	36
Original Choice: Name of District	Tukapu District
Rechosen: Number on Plan	20
Rechosen: Name of District	Tukapu District

Number of Registry	24
Date of Registry of Exchange	25 Jan 1847
Number of Land Order	548
By Whom Exchanged	J. Boddington
Original Choice: Number on Plan	24
Original Choice: Name of District	Tukapu District
Rechosen: Number on Plan	63
Rechosen: Name of District	Pa-wai-tangi-nui District

Number of Registry	25
Date of Registry of Exchange	25 Jan 1847
Number of Land Order	555
By Whom Exchanged	C. J. Pharazyn
Original Choice: Number on Plan	27
Original Choice: Name of District	Horokiwi Valley District
Rechosen: Number on Plan	10
Rechosen: Name of District	Horokiwi Valley District

A Statement of Exchanges made by Holders of Second Series Land Orders

Number of Registry	11
Date of Registry of Exchange	13 Jan 1847
Number of Land Order	86
Description of Land Order	Ordinary
No of Presentation at Land Office Wellington	159
By whom exchanged	Donald Cameron (Piper)
Original Choice: Number on Plan	119
Original Choice: Country Section Situation	Right Bank Wanganui River
Original Choice: Town Section Number on Plan	242
Rechosen: Number on Plan	2
Rechosen: Name of District	Tukapu District

Number of Registry	12
Date of Registry of Exchange	13 Jan 1847
Number of Land Order	94
Description of Land Order	Ordinary
No of Presentation at Land Office Wellington	152
By whom exchanged	Donald Cameron (Ban)
Original Choice: Number on Plan	66
Original Choice: Country Section Situation	Right Bank Wanganui River
Original Choice: Town Section Number on Plan	979
Rechosen: Number on Plan	3
Rechosen: Name of District	Tukapu District

Number of Registry	13
Date of Registry of Exchange	20 Jan 1847
Number of Land Order	58
Description of Land Order	Special
No of Presentation at Land Office Wellington	197
By whom exchanged	Robert Bayley Tyser
Original Choice: Number on Plan	154
Original Choice: Country Section Situation	Left Bank Wanganui River
Original Choice: Town Section Number on Plan	376
Rechosen: Number on Plan	26
Rechosen: Name of District	Harbour District Wellington

Number of Registry	14
Date of Registry of Exchange	27 Jan 1847
Number of Land Order	121
Description of Land Order	Ordinary
No of Presentation at Land Office Wellington	240
By whom exchanged	John McGregor
Original Choice: Number on Plan	104
Original Choice: Country Section Situation	Left Bank Wanganui River
Original Choice: Town Section Number on Plan	-
Rechosen: Number on Plan	66
Rechosen: Name of District	Left Bank Wanganui River

No.148 A List of the Surveyors of the New Zealand Company discharged in consequence of the Reductions of 1843 at the termination of their respective Engagements at Wellington, Nelson, New Plymouth. Dated 10 June 1847.

Transcript: www.nzpictures.co.nz/pandoraresearchANZ-NZC110-1-148.pdf

No.149 Letter dated 22 Nov 1847 David Lewis, Clerk of Land Office to Colonel William Wakefield Sir, I have the honor to forward herewith a Statement of Notice of Transfer of a Land Order in the Settlement of Wellington since those reported 19th March 1847. I have the honor to be Sir, Your most obedient servant, David Lewis, Clerk of Land Office.

Transcript: www.nzpictures.co.nz/pandoraresearchANZ-NZC110-1-112.pdf

No.150 Letter dated 28 Feb 1848 David Lewis, Clerk of Land Office to Colonel William Wakefield Sir, I have the honor to forward herewith a Statement of Notices of Transfers of Land Orders in the Settlement of Wellington since those reported 22nd November 1847. I have the honor to be Sir, Your most obedient servant, David Lewis, Clerk of Land Office. Also another similar return dated 15 May 1849.

Transcript: www.nzpictures.co.nz/pandoraresearchANZ-NZC110-1-112.pdf

No.151 Letter dated 02 May 1848 Alfred Wills, Petre, Wanganui to Colonel William Wakefield Sir, I have the honor to inform you that I arrived here with Mr McLean on Sunday last April 30th after a detention of 2 days at the River Ohau when we found the Ngatiawas encamped. The recent disturbances have increased old and in some cases given rise to new jealousies between the different parties of natives on the Wanganui and the exercise of much prudence is at this time particularly necessary in the re-opening of the land negotiation. Mr McLean has been making every necessary enquiry and he to-day had a long talk with the natives of Putiki and some members of the recently disaffected tribe up the river:- I am informed by him that acting up to His Excellency Governor Grey's original instructions to Mr Symonds he has again pointed out to them all the propriety of their abandoning their numerous small cultivations which are not really required for their use, but which greatly interfere with the Colonists sections, and that he has made them all distinctly understand that in the distribution of the payment no partiality whatever will be shewn to any particular party. Mr McLean considers that the meeting to-day (which however was not convened) was not unsatisfactory. Much to our annoyance we find that Pehi Turoa, Mamaku, Ngapara and their people are now on their periodical bird-snaring expedition to the woods between the upper part of the Wanganui and the Taupo Country. Mamaku is full 200 miles up the river and the others are on their way to join him, it is however considered indispensable that these men should be sent to messenger will therefore be immediately despatched. I shall not fail to do all in my power to conclude the business as speedily as circumstances will admit. I have the honor to be Sir, Your most obedient servant, Alfred Wills.

May 8th. The 'Scotia' having been detained I re-open this to add that numerous copies of His Excellency the Lieutenant Governor's letter calling on all native claimants to communicate with Mr McLean and describing the boundaries of the block have been sent up the river and to Wangaehu, Waitotara &c – The Government Brig & 'Governor Grey' are off and I hope to receive my theodolite &c &c to-day.

No.152 Letter dated 27 Jun 1848 David Lewis, Clerk of Land Office to Colonel William Wakefield
Sir, I have the honor to forward herewith a Statement of Notices of Transfers of Land Orders in the Settlement of Wellington since those reported 28th February 1848. I have the honor to be Sir, Your most obedient servant, David Lewis, Clerk of Land Office.

Transcript: www.nzpictures.co.nz/pandoraresearchANZ-NZC110-1-112.pdf

No.153 Statement of Notices of Transfers in the Settlement of Wellington 08 Aug 1848 submitted by David Lewis, Clerk of Land Office, Wellington.

Transcript: www.nzpictures.co.nz/pandoraresearchANZ-NZC110-1-112.pdf

No.154 Three letters 19 Jun 1848, 23 Jun 1848 and 23 Jun 1848

Letter dated 19 Jun 1848 Charles H. Kettle, Wellington to Colonel William Wakefield
Sir, I have the honor to inform you that in pursuance of instructions from Captain Cargill the Resident Agent at Otakou I embarked on board H.M.S. 'Fly' on the 3rd instant and proceeded to Akaroa to assist Mr Kemp, the Commissioner appointed by the Government, in effecting a purchase from the natives of the block of land between the southern boundary of the Nelson Crown Grant and the Otakou Settlement. And I have now to report that the arrangements have been completed most satisfactorily. About a dozen of the chiefs belonging to Otakou & Waikawaiti accompanied us to Akaroa where we found most of the natives who live along the coast and Bank's Peninsula assembled. After a day's discussion respecting the boundaries and the ... we informed them that the sum to be paid over was £2000 in half-yearly instalments of £500, one of which would be paid as soon as the deed was signed. It appears that this was below their expectations as they stated that they had originally asked £10,000 in a letter lately written to the Governor in Chief they had reduced the sum to £5000. We explained to them that ample reserves would be made for them and that under those circumstances the sum offered was in fact a gratuity. After some hesitation they agreed to accept the £2000 provided they had £1000 as the first instalment. But we informed them that there were only £500 on board the 'Fly' and as the ship could not be detained we would give them a day to consider the matter, and if they did not come to terms she would sail. On the 12th instant we went on board the 'Fly' and were followed by the principal chiefs. Mr Kemp drew out the deed in the Maori language, in which it was stated the Northern boundary to be from Kaiopoi adjoining the Nelson Crown Grant across the Island to the West coast – the southern boundary a line from the Kaihiku range south of the Molyneux to Milford Haven on the West coast. I executed a map of the boundaries which was attached to the Deed. As the localities of the Native settlements and cultivations were not known and it being impossible to convey any idea of extent in the native language it was stated in the Deed that such lands should be reserved for them together with other blocks which should hereafter be determined upon. The Deed, after being read aloud, was then signed by the Chiefs in the presence of Captain Olvir, Lieutenant Bull, Mr Kemp, Mr Bruce and myself. The money was afterwards divided without any difficulty, Taiaroa taking £250 to subdivide amongst the natives south of Bank's Peninsula, and Tikau the other half for the natives north of the Peninsula and it was unanimously agreed that the same chiefs should receive the future instalments in the same proportion for subdivision. With regard to Bank's Peninsula all the natives acknowledged having sold the whole of it to the French company. I have the honor to be, Sir, Your most obedient servant, Charles H. Kettle, Principal Surveyor, New Zealand Company.

Letter dated 23 Jun 1848 Charles H. Kettle, Wellington to Colonel William Wakefield
Sir, In answer to your letter which I have just received I have to inform you that Mr Kemp in arranging with the natives as to the period between the payment of each instalment used his own discretion. Previously to the assembling of the natives he on more than one occasion said that he had almost made up his mind that the instalments should be paid half-yearly but as I was not in the slightest degree acquainted with Mr Kemp's instructions it was a point with which I could not, nor had I any business to, interfere; the only object of my accompanying him being to act in my professional capacity in making out the reserves or making any other necessary surveys for which I went prepared with instruments. Before leaving Otakau I was under the impression that

the principal native settlements should be visited and the boundaries of the reserves properly defined, so that no difficulties might hereafter arise, but I must again repeat, as Mr Kemp never communicated to me any portion of his instructions I found myself in a somewhat awkward position and could only suggest that the reserves should be made in the manner I described in my former letter. I remain, Sir, Your most obedient servant, Charles H. Kettle, Principal Surveyor, New Zealand Company.

Letter dated 23 Jun 1848 Colonel William Wakefield, Wellington to Charles H. Kettle
... Sir, In the copy of a letter from Mr Kemp to Mr Gisborne I find the following passage which is inconsistent with what you stated to me yesterday on the subject that I will thank you to give me the particulars of what passed upon the occasion between yourself and Mr Kemp. In speaking of the payment to be made to the natives Mr Kemp states that he was "induced" &c &c to the arrangement.... Yours faithfully, W.W.

No.155 Letter dated Saturday morning [no date] – William Mein Smith to Colonel Wakefield
My dear Colonel, Will you have the goodness to give Mr Burt a Cheque for £60. I will be down at your house with the drawings to go home in about 2 hours. I have ordered a tin case to pack them in. It will be ready about that time. Yours very truly, W. M. Smith

No.156 Land reserved and excepted by Government from the Area comprised within the Block claimed by the New Zealand Company in the Port Nicholson District exclusive of the Town Belt & Native Cultivations on unsurveyed land extending along the Coast from Cape Terawiti to Te Reke? The Native Reserves, Government Domain and other Public Reserves are shewn on the Map of the District surveyed under the direction of the Company. The other reserved cultivations on unsurveyed land on Sections, Pahs &c are noted in the Government Survey Office on the Map.

Reserves shewn by the New Zealand Company's Map

Native Reserves: Ohiro (4), Town (2), Harbour (3), Kinapora (3), Horokiwi (1), Lower Hutt (8), Upper Hutt (3), Lowry Bay (2), Wainuiomata (1), Ohariu (7), Makara (4) and Block at Kaiwarawara – 500 acres. Total 4,300 acres

Government Domain: at Kaiwara – 100 acres

Government & Public Reserves: Watts Peninsula – Point Jerningham 4 acres 3 perches; Point Halswell 4 acres 3 roods 3 perches; Point Waddell 41 acres; Palmer Head 39 acres 2 roods 1 perch; Somes Island about 80 acres; Wards Island about 11 acres – Total 180 acres 1 rood 25 perches.

Reserves noted in the Government Survey Office – reserved blocks on unsurveyed Land

KoroKoro – bounded on the North by unsurveyed Land, on the South and East by the Lower Hutt District and on the West by the Horokiwi District – 1214 acres 2 roods 2 perches.

Parangarau – bounded on the North by unsurveyed Land Harbour and Wainuiomata Districts, on the East by the Orongorongo reserved Block and on the South and West by the sea – 4704 acres 2 roods 1 perch.

Orongorongo – bounded on the North by unsurveyed Land, on the East and South by the Sea and on the West by the Parangarau Block – 6990 acres 1 rood 16 perches.

Ohariu – in two Blocks – the larger containing 1300 acres. Bounded on the North and West by the sea, on the East by the Ohariu and Makara Districts and on the South by unsurveyed land. The smaller one containing 131 acres 2 roods 9 perches bounded on the north by Section 72 Ohariu District, on the South by Section 74, on the east by Section 88 and on the West by Section 73 – total 1431 acres 2 roods 9 perches.

Total acres = 14,340 3 roods 28 perches

Reserves noted in the Government Survey Office – reserved cultivations on Settlers Land

On Section 7 Harbour District	23½ acres
On Section 8 Harbour District	47 acres
On Section 9 Harbour District	39 acres
Pa at Kaiwara	1 rood 19 perches
Pa at Waiwetu	3 acres 2 roods 39 perches
Total	113 acres 3 roods 18 perches

Reserves noted in the Government Survey Office – Remarks

The 6990 acres in the Orongorongo Block includes the Land between the Summit of the Turakirae Range, Turakirae Head and Muka Muka and which is outside the Block of the Port Nicholson Purchase.

No.157 Rough calculation of the late Survey in the Lowry Bay, Wai nui o mata and O Rongo Rongo Districts surveyed by Messrs Tiffen and Whitehead, Assistant Surveyors and Messrs Smith, Jollie, Tully and Wills, Cadets.

Expense of surveying the lower part of the Wainui-o-mata laid out in 25 acre allotments surveyed by Mr Whitehouse – cost 3s per acre – see Note **A**

Expense of surveying the upper part of the Wainui-o-mata, O Rongo Rongo and Lowry Bay surveyed by Mr Tiffen – cost 2s per acre – see Note **B** (No.158)

If Mr Smith's work, on say one half the amount of it is available to this Survey then it would be about 3s per acre – see Note **C** (No.158)

Mr Smith's work being 6d per acre

The whole Survey averaged 100 and 25 acre allotments inclusive of Coast and Tie Lines – cost 3s 2d per acre – see Note **D** (No.158)

The whole Survey averaged without Cadets salaries and expenses – cost 2s 7¼d per acre – see Note **E** (No. 158)

The whole Survey averaged with wages of Labourers alone – cost 1s 3d per acre – see Note **F**

If 100 acre allotments had been laid out in the usual manner on each side it would have cost about 9d per acre

Note **A** Cost of Mr Whitehead's Party surveying 25 acre allotments

Men's Wages in surveying 58 sections of 25 acres each	£81 18s
Boating and crossing rivers	£6 2s
Tools and Chains (Instruments not included)	£2
Salary and rations of Mr Whitehead when in the field	£97 10s
Salary and rations of Mr Wills when in the field	£30

Which is exactly 3s per acre Total £217 10s

No.158

Note **B** Cost of Mr Tiffen's Party surveying 25 acre allotments

Men's wages in surveying 86 sections of 25 acres each	£103 2s
Crossing rivers	£3 10s
Tools and Chains (Instruments not included)	£2
Salary and Rations of Mr Tiffen (time in the field)	£120
Salary and Rations of Mr Jollie (time in the field)	£40
Salary and Rations of Mr Tully (time in the field)	£30
Which is not 2s 9½ an acre	Total £298 12s

Note **C** Cost of Mr Smith's party employed in cutting the Boundary of the Port Nicholson Purchase which work however was available for the Lowry Bay Survey.

Men's Wages about	£37 16s
Crossing rivers &c	£2
Tools & Chains	£1 4s
Salary and Rations of Mr Smith	£16 16s
	Total £57 16s

Which is set against the Tie Lines between two branch vallies of the Wai-nui-o-mata and the Tie Lines to Lowry Bay Swamp also the general exploring. It however amounts to about 6d per acre.

Note **D**

Abstract of Wages of Mr Tiffen's Fieldmen viz Laying out Road to Lowry Bay	£10 10s
Surveying 5 Preliminary Sections Lowry Bay (100 acres each) - connecting the work also surveying for drains and old work	£25
Exploring the upper part of the O Rongo Rongo and the Ori Oir	£10 10s
Surveying and Laying out 86 sections of 25 acres each vix	
Wai-nui-o-mata valley	42
Lowry Bay Swamp	26
O Rongo Rongo	18
Total	86
	£103 2s
Abstract of Wages of Mr Whitehead's Fieldmen viz laying out 58 sections 25 acres each	
Wai nui o mata valley not given out – 58 and part of the Coast	£81 18s
Laying out for Bethune & Hunter 5 Preliminary Sections (100 acres each) in the O Rongo Rongo, exploring up the river & connecting Survey with Pencarrow Head	£25 4s
Wages of Mr Smith's Fieldmen	£37 16s
Total of Men's Wages including carrying, rations &c – this sum includes the total Time of Messrs Tiffen, Whitehead and Smith's men	£294

The time lost by Messrs Tiffen and Whitehead's men was about equal to 24 weeks of one man's time for carrying rations or exclusive of time lost by wet and the time lost by carrying rations and by wet by Mr Smith's men was in a much greater proportion £25 4s

Salaries of Surveyors and Cadets	£417 4s
Incidental Expenses	£16 16s
Total Expense	£728

144 sections of 25 acres each	3,600 acres
10 sections of 100 acres each	1,000 acres
Total Number of acres surveyed	4,600

Which is not quite 3s 2d per acre. In this the Tie Lines – Coast (13 miles) exploring O Rongo Rongo (about 8 or 10 miles) the whole unavailable &c connecting work &c are not charged

Note E

If the Salaries paid to the Cadets are deducted from the whole amount thus

Salaries	Surveyors alone	£286 16s
	Wages of Labourers	£294
	Incidentals	£16 16s
	Total Expense	£597 12s

Then: total number of acres surveyed = 4,600
 Which is about 2s 7¼ per acre
 None of the extra work as last being noticed

Note F

And if the Salaries of both Surveyors and Cadets and Incidentals are deducted from the amount then it will stand thus

Wages – labourers alone	£294
Total number of acres surveyed	= 4,600
Which is about 1s 3d per acre	
