

218

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CONTENTS.

		Page
PART I.		
CAPABILITIES OF NEW ZEALAND FOR		
COLONISATION	3	
Climate and Fertility	3	
Construction of Roads and Native		
Labour	9	
Timber and Water-Power	11	
Produce and Markets	11	
Coal	11	
Communication with England	11	
Summary of Advantages	12	
PART II.		
PRELIMINARY ARRANGEMENTS AND		
ECONOMY OF THE PROPOSED SET-		
LEMENT	13	
Form of Government	13	
Concentration	13	
Supply of Labour	13	
		Page
Other Distinctive Features		13
Price of Land		13
Application of Proceeds		14
Survey and Roads		14
Immigration Fund		15
Selection of Colonists		16
Mode of Selecting Land		16
Allotment of Pastoral Ranges		16
Ecclesiastical and Educational En-		
dowments		17
Progress of the Association's Pro-		
ceedings		18
APPENDIX.		
A.—Plan of Colonization agreed upon		
with the New Zealand Company		19
B.—Correspondence with the Secre-		
tary of State for the Colonies		21

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CAPABILITIES OF NEW ZEALAND FOR COLONIZATION.

A COMPLETE investigation of all the natural qualities and commercial resources of New Zealand is not an object aimed at by the Association in preparing these pages. These have been the subjects of frequent investigation by Committees of both houses of Parliament, and by numberless travellers and residents there, of every variety of interests, professions, and opinions; and all persons who contemplate becoming colonists in New Zealand will, of course, consult a great number of authorities before they take that important step.

But few of the poor, whom the Association will assist in conveying to this settlement, will have access to any other sources of information than these pages. For their benefit principally, the preliminary remarks, and the extracts which accompany them, have been printed; but the concluding pages, explaining briefly the economical features of the plan of colonization which the Association will carry out, will be of interest to all intending purchasers of land, and other colonists of the upper classes.

The excellence of the climate of New Zealand, and its adaptation to the constitution of British colonists, and to the culture of European field and garden plants, are fully established by the unanimous testimony of all persons who have visited the country: it is sufficient for our present purpose to publish the following paragraphs bearing on the subject, extracted from the vast number of books and parliamentary reports which have reference to it. It is in the Southern Province, which comprises the whole of the Middle, and nearly one-third of the Northern Island, that the Canterbury Settlement will be formed; and it is, therefore, to that Province chiefly that the following selected extracts refer.

"New Zealand being situate within the temperate zone, although nearer to the equator than Great Britain, possesses, from its

peculiar geographical position, especially from its being insular, and also from the nature of its surface, a climate so modified as to resemble that of England more nearly than that of any other country I am acquainted with. It is moderate in every respect: the range of its temperature throughout the year, and during the day, being very inconsiderable."—*Dr. Dieffenbach's 'Travels in New Zealand,' Murray, 1843, vol. i. p. 173.*

"At Wellington, and along the whole coast, the natives plant their potatoes at all seasons of the year; the forest remains evergreen, and the opening of the flower buds is merely a little retarded during the season of winter, the presence of which is only indicated by more frequent rains and winds."—*Ibid. p. 174.*

"This great quantity of moisture accounts for the vegetation being so vigorous, even in those places where only a thin layer of vegetable earth covers the rocks. Sandy places, which in any other country would be quite barren, are covered with herbage in New Zealand; and the hills, which in lithological and geological formation resemble those of Devonshire, may, in the course of time, be converted into pastures, at least equalling those on the hilly portion of that county. Everywhere, also, trees and shrubs grow to the margin of the sea, and suffer no harm even from the salt spray."—*Ibid. p. 177.*

"The temperature which, from its latitude, we should expect New Zealand to possess, is extensively modified by all the circumstances I have mentioned. The first of these is the narrow shape of both islands, which gives a very extensive coast line, into the numberless harbours and inlets of which the sea enters. It is most humid, as well as most equable, on the coasts, where also vegetation is fresher than in any other portion of the islands. There is no great heat in summer; no severe cold in winter. Sometimes, indeed, in the winter nights, the thermometer sinks to freezing point, and the stagnant waters in the interior are covered with a thin crust of ice; but during the day it is very rare that the temperature is below 40 deg."—*Ibid. p. 179.*

"The purity of the atmosphere, resulting from the continual wind, imparts to the climate a vigour which gives elasticity to the physical powers and to the mind. Heat never debilitates; not even so much as a hot summer's day in England; and near the

coast, especially, there is always a cooling and refreshing breeze. The colonist who occupies himself with agriculture can work all day; and the mechanic will not feel any lassitude, whether he works in or out of doors.

"From all this, I draw the conclusion that, as regards climate, no country is better suited for a colony of the Anglo-Saxon race than New Zealand: and were this its only recommendation, it would still deserve our utmost attention as the future seat of European civilization and institutions in the Southern Hemisphere.

"Invalids rapidly recover in this climate, and there is no doubt that the presence of numerous thermal waters in the island, and the attractive scenery, will make New Zealand the resort of those who have been debilitated in India, and are in search of health."—*Ibid.* p. 183.

"We had proved, during our excursion (on the south shore of Cook's Strait), that all the statements we had heard as to the salubrity of the climate were true. Ten nights' bivouacking in the open air, although exposed to heavy dew, and in the end of winter, had no bad effect on any of our party; and, with the exception of the period during which the gale of wind lasted, all the days were genial and exhilarating, and some much warmer than English summer weather."—*Mr. E. Jerningham Wakefield's 'Adventure in New Zealand, from 1839 to 1844,'* vol. i. p. 66.

"The climate, although in the middle of winter, was delightful (at Wanganui, on the north shore of Cook's Strait). Dr. Peter Wilson, one of the settlers, who had long resided at Xerez and Seville, did not hesitate to compare it with the south of Spain. He only qualified this opinion by asserting that so full-bodied a wine could not be grown here; but that he would answer for one like the light wines of Germany or eastern France."—*Ibid.* vol. ii. p. 18.

"Whole days of cloudless calm, and light breezes, prevail in summer, as well as winter, and violent gales are of rare occurrence. The difference in temperature is but little between winter and summer; there is, perhaps, more rain in the winter months: but in all the country near Cook's Strait, the climate may be called showery, rather than rainy. Rain is often heavy for a time, but rarely obtains dominion over the weather for more than two or three days; and everything dries quickly in the fine weather intervals; so that, though it is rare to be a fortnight without rain all through the year, there is no complaint of excess of wet, and you never hear the question asked which so often meets you in England, 'When shall we have some fine weather?'"—*Ibid.*

"The climate (of New Zealand generally) is better adapted to an English constitution than that of almost any other of our colonies, although without a distinct winter, or frost, or fogs, or raw easterly winds, to check vegetation or make you house your cattle. The amazing productiveness of the soil, or rather of the air—for almost all land, if sufficiently turned over and exposed for a time, gives abundant crops—must tend to make agriculture the most pleasant of occupations."—*Ibid.* p. 351.

"It is rather a colony for persons of contented mind to enjoy life better with the same means, than for fortune-hunters to acquire a great and rapid increase of means, wherewith to go back and enjoy life in the old country. But in the enjoyment of life in the Colony, I include the constant pleasure of seeing scenery through a clear atmosphere, of breathing pure and invigorating air, of sleeping nine months in the year with your bedroom window open, and yet never feeling it too warm for fire when rain or a gale of wind keeps you in doors. For, otherwise, you are always out of doors, watching the robust growth of your plants, or the brilliant rising and setting of the sun, the surprising condition of the cattle without any great care, or the constantly varying but constantly beautiful appearances of the landscape, be it ever so meagre, which is open to your view."—*Ibid.* p. 352.

"When we were fairly 'squatted,' as I have before described, I had ample opportunities of examining the country about Port Nicholson. The favourable impression of the soil, which had been created by the richness of the vegetation, was confirmed during the three months of my residence on the Hutt, previous to my visit to Sydney. With the exception of the hills facing the Strait, and the high land around Evans Bay, the hills around Port Nicholson are covered with the richest verdure to their summits, which are level, so as to be susceptible of cultivation. The soil of the hills is extremely rich, and it is the flat land at their tops, as well as their sloping faces, which the natives use as their potato grounds."—*Hon. H. W. Petre's 'Account of New Zealand,'* London, 1841, p. 45.

"The great fertility of the valley of the Hutt has been often mentioned, and I can bear witness that too much cannot be said in its favour. As soon as the woods are cut down, grasses spring up, affording excellent food for cattle, and all the seeds that have been sown there have produced luxuriantly."—*Ibid.* p. 47.

"It has been commonly supposed in England that the winter must be severe in the more southern parts of New Zealand. This is not the opinion of persons who have

resided there; as I cannot give any information from my own experience, I will only refer to the statements of others. According to the accounts from captains of whaling ships, who had visited Port Otago, and who were questioned on the subject by Colonel Wakefield, the winter there is scarcely less mild than at Port Nicholson; and native inhabitants of the place have concurred in declaring that snow remains only on the hills. The growth of vines at Akaroa, in Banks's Peninsula, which were planted by the French colonists in the depth of winter, almost proves the mildness of the climate in that place. And Major Bunbury, in his report to Governor Hobson of a voyage to the southward in Her Majesty's ship *Herald*, dated 28th June 1840 (the dead of winter), in speaking of Stewart's Island, the southern extremity of New Zealand, says, 'In some excursions I made, I was much pleased with the fertile appearance of this beautiful island; and although the winter was so far advanced, it was not so cold as I had anticipated from its being so far to the south. Indeed the number of parroquets seen flying about gave it rather the appearance of a tropical island.'"—*Ibid.* p. 84.

"In this way settlement after settlement will be formed on both Islands. On the Middle Island there are several very eligible sites for the purpose, though little known. The soil is excellent; there is abundance of coal, and I believe the climate is much milder than that of England. Major Bunbury, in the report which I have already quoted, speaks as follows of this island:—'At Akaroa we found a native village, and some Europeans connected with whaling establishments. A Captain Lethart of Sydney, also here since the 10th of November last, has established a cattle run with about thirty head of horned cattle, and has two stock-men in charge of them. From the appearance of this herd, I am inclined to believe the pasturage much better than at the Bay of Islands. Potatoes grown from this to the southward, are unquestionably of a superior quality, and in no respect inferior to those grown in Van Diemen's Land.

"The country has a very picturesque and park-like appearance, and seems well adapted for farms where both arable and pasture lands are required, yielding a mixed produce.

"On leaving Tavai Poenamoo, or the Middle Island (continues Major Bunbury), I was forcibly struck with the bleak and savage appearance of its chain of mountains covered with eternal snow, as viewed from the sea, and contrasted with the real amenity of its climate, and fertility of the soil near the coast. I am inclined to believe that the capabilities of this Island for purposes of agriculture have been much underrated, to say

nothing of its splendid harbours, and mineralogical productions.'"—*Ibid.* pp. 86, 87.

"The village of Tutarou (that lies far in the interior, in the route from Otago to the Bluff Harbour in Foveaux Strait) is spoken of by whites and natives as being situated in a district of remarkable fertility. The natives residing there are reported to be extensive cultivators of wheat. Indeed the whole country between the Bluff and the Clutha (Molyneux) inland is said to be available, and such as to present no serious obstacle to the formation of a road."—*Dr. Monro's Account of Preliminary Expedition in 1844, in 'New Zealand Journal,'* vol. vi. p. 55.

"On the whole, the result of this interesting trip must be the firm conviction in the minds of all who took a part in it, of the ample field for colonization afforded by the Middle Island of New Zealand. It may be considered as ascertained that a vast tract of country extending from sixty miles north of Port Cooper to Jacob's River, at the southern extremity of the island, admits of occupation in one unbroken line. How far into the interior such country may extend, it is still undetermined; but the great success attending this expedition cannot but have generated a belief that farther exploration will be rewarded by farther discoveries."—*Ibid.* p. 56.

"On the large plain (south of Banks's Peninsula), from what I learnt, the climate appears to be a good deal like our own.

"The summer is said to be very warm, with much bright weather, and less rain than could be desired; and the frosts of winter are sharp. This is, in fact, what is generally observed on larger open levels; the thermometer is higher in summer and lower in winter, than in countries of irregular surface; at the same time, within the twenty-four hours, its range is greater. The frosts, as might be expected, set in sooner on the Port Cooper Plain than to the northward. A fortnight before we arrived, there had been a frost which withered the potato stalks. At Otago, on the other hand, which we did not reach till the 24th of April, though so much farther south, and later in the season, we found the potatoes still green and flourishing. It thus appears that the frost set in at Port Cooper at least a month sooner than at Otago.

"The prevalent winds, we were informed by Mr. Deans, are north-easterly, which brings the finest weather: from the N. W. it blows hardest, and the S. W. is the rainy quarter. Snow sometimes falls, but never lies throughout the day."—*Ibid.* p. 57.

"On the whole, the east coast of the Middle Island much exceeded my anticipations; which, however, I may mention,

were by no means extravagant. It offers a large extent of level and undulating land; while the circumstance of its being covered with grass is of the greatest importance, as affording to industry a natural production of inestimable value, capable of being converted, with the smallest amount of labour or outlay, into a source of wealth and abundance. * * * * *

"The east coast of the Middle Island seems to me to hold out greater attractions to the colonists than any part of New Zealand. There is a very large field for the production of wool along the east coast of this island, and I am convinced that it can be grown with greater profit there than in any part of Australia. There are no native dogs, which are the principal cause of the expense of the shepherding in Australia. (There are, however, I should mention, a few Maori dogs, run wild, but these might soon be got rid of.) There is abundance of water, enabling the flock-master to wash his wool thoroughly; and the climate of this country is particularly favourable to the constitution of the sheep. Having seen most of the Australian colonies, and acquired a little experience at some expense, I see no occupation which affords so good a prospect of rapid return upon the money invested as sheep-grazing in this country, wherever pasture is sufficiently abundant; and there is great extent of grass land between Banks's Peninsula and the Bluff.

"This district of country possesses also a great advantage in this, that there are almost no natives. On the great plain to the south of the Peninsula there are not, we are told, more than thirty or forty altogether. Otago and its neighbourhood and Robuki are their head-quarters, and there their numbers are very inconsiderable. In the fine district behind Molyneux Bay, there are only four men. To the southward along the coast, there are hardly any. So that settlers in this part of the country have nothing to fear from claims to land, or annoying attempts at extortion."—*Ibid.* p. 234.

"I have been greatly delighted with the scenery and the country (east and west of Wellington). That about Wairarapa is in places admirably adapted for sheep, and in others for cattle, and is very extensive; it is certainly the most pastoral country I have yet seen in New Zealand. The country up the western coast is by no means good until you get to Waikanae, and that is very inferior to Otaki, which is really a splendid district, and beautifully situated about five or six miles from some noble ranges; the whole expanse between them and the sea being level country of the richest and most fertile character, and now cleared to a very great extent by the Maoris; it re-

minded me exactly of the site and appearance of the town of Adelaide, but is far richer land, and has been more wooded. The natives are doing wonders there, and are most comfortable, with good barns, huts with fire-places, nicely fenced large gardens, extensive wheat fields beautifully tilled, numerous small paddocks of grass, and a variety of other comforts and conveniences; in fact, it would require a whole and a long letter to describe all that I saw at Otaki, and the real pleasure which it gave me to see such a complete change from former habits and customs."—*Extract from a Letter addressed by Lieut.-Governor Eyre to Governor Grey, dated Waikanae, 26th August, 1847.—Papers on New Zealand, presented to both Houses, 3rd February 1848, in continuation of papers presented in January and June, 1847, p. 25.*

"Do you know the northern part of England?—Yes.

"Are the valleys and the ranges of mountains in New Zealand something like that part of England?—Like some parts of Cumberland very much.

"A succession of valleys, with a fine soil, and hills running between?—Yes.

"Do you know another valley called the Wairarapa district?—The Wairarapa plains: I was there on an exploring expedition.

"How far from Wellington is that?—By the road, when it is made, it will be about forty miles.

"Would it be accessible?—It will take some time to make the road, but I do not consider it a difficult line.

"What is the extent of those plains?—About half a million of acres; it is the finest country that I have ever seen, in any part of the world.

"Is it nearly flat?—Quite flat.

"The whole half-million of acres?—Yes.

"Is it watered?—By numerous streams: one runs down the valley north and south the whole distance; others run from the Tararua mountains, and fall into it.

"What sort of land is it?—The land is mostly grass land, a sort of park-like country; first you go through a grove of trees three or four miles in width, then into grass country, and then trees again.

"What is the soil?—It is very fine, especially the timbered land; it is much finer there than where the grass grows.

"Where the grass grows now, is it capable of being cultivated for growing corn, or feeding sheep or cattle?—For any purpose.

"As far as you know of the districts you have seen, is it not the case, that where timber is, the land is the best land when the timber is removed?—Most decidedly.

"The heavier the timber the better the land?—Yes.

"Is there any fern in the Wairarapa plains?—In parts.

"Is that good land?—The fern land turns out very well after about three years; the fern root makes the soil very rank at first, and the crops fail for a year or two, but afterwards it produces very well.

"Do those plains extend towards Hawke's Bay?—From information I had from the natives, there is a valley that communicates with it.

"Did you see much of the natives when in the Wairarapa plains?—I only met with them once: there are very few there.

"How many do you suppose?—The settlement I was at, was at the north part of the plains: there were 150 there.

"Did you understand from them what is about the number of natives who inhabit those plains?—There are not more than 400 or 500 altogether.

"Had you any conversation with those you saw about the British settling among them, and taking their land by purchase?—They desired me, as soon as I got to Wellington, to tell the white people to come and live among them; they had a great many pigs they did not know what to do with.

"Was it explained what they meant by living among them?—Taking land for cultivation.

"Did they say how they wished the British to take the land?—They wished to sell their land.

"Did they know that the other natives at the southern part of the island had sold their land?—They were perfectly aware of that.

"And you are confident that it was stated to you that they wished the British to come and settle among them, on the terms of purchasing their land?—Yes.

"Did they say anything about reserving land?—Not a word was mentioned about that; they wished to leave the country altogether.

"Is there a navigable river through the plains you have spoken of?—The river is navigable for boats, but not for vessels; the river falls into a large lake, and then there is a distance of about nine miles from the lake to the sea; in winter time there are four or five fathoms water at the mouth."—*Extract from the Evidence of Mr. C. H. Kettle.—Report: New Zealand, H.C. 1844, No. 566, p. 171.*

"Were the settlers on good terms with the natives?—Generally.

"Did the natives work for the settlers, or for you?—They were always about my house, a number of them in it constantly.

"Were they liked as workmen by the settlers?—They are not generally employed.

"Are they good workmen?—In felling trees they are very expeditious.

"Did they work for money payment or for goods?—I have seen them work both ways.

"I believe that you are well acquainted with the climate and the productions of New Zealand; will you state what the climate of New Zealand is?—Referring to New Plymouth, where I lived, and speaking of the way in which the climate has been described, I should say, that it has not at all been over-rated.

"Is it very fine?—It is very splendid; it is a magnificent climate.

"Is there any part of England in which the climate is as fine?—No.

"What climate should you say that it was most like?—I have not been in the South of France, but, from what I have heard, I should say that it was as much like that as possible; I mean the point of temperature: the climate itself is much finer than in the South of France. In the depth of winter it is very beautiful weather; the thermometer ranges between 60 and 86.

"Is that in winter?—No; taking the year through, that is the temperature at noon-day.

"Is it never higher than 86?—I have not met with it higher than that.

"Have you ever suffered from extreme heat?—I have once or twice in going over the country.

"Have you ever suffered from cold?—Seldom or never; I have been up to my middle in water in the swamps, and have lain down in the same clothes at night for several nights, and have never experienced any injury.

"Is it true that the climate is so healthy that you can undergo wettings and great exposures without suffering any injurious consequences, which in England would make a person seriously ill?—Yes.

"Is the soil extremely favourable to vegetable productions?—Yes.

"What is the timber with which you have been acquainted there?—I do not recollect the names of all the descriptions.

"Is it useful timber?—Very much so; I brought home a small quantity of timber, a species of red pine, for which they tell me they will give me the same price as mahogany; it is a beautiful wood for furniture; the other timber, they say they will give me 2d. a pound for.

"Is there much timber to be found fit for shipping purposes?—Yes.

"Very well adapted for those purposes?—Yes; there would be great difficulty now in getting it to the coast.

"Can you form any estimate of the expense of clearing and cultivating land in

the part of the country with which you are acquainted, in the neighbourhood of New Plymouth?—Labourers have contracted to cut down the fern and hack up roots, and parties have sown barley in it, for 18s. an acre; from 18s. to 25s. was the contract price.

“Would that enable a person to enter upon a previously waste land, and grow a crop of corn upon it?—Parties have done it.

“Do you know whether that class of land, when cleared of fern, immediately grows good corn, without the use of any artificial means? The ear is good; the quantity I cannot answer for, further than as to a small quantity of barley which I grew myself, and every person said that they never saw anything to equal it in England, and I was told by some maltsters that it was first-rate malting barley.

“Would that part of the country become extremely valuable for the production of food for the sustenance of settlers, if they would occupy and cultivate it?—Yes.”—*Extract from the Evidence of F. A. Carrington, Esq.*—*Ibid.* p. 63.

“Do you agree that the colony of New Zealand, from its internal resources, and its mineral and agricultural productions, as well as its position is a very valuable possession of the British Crown?—I think it is the most valuable colony in that part of the world.

“Will you state generally the grounds of your opinion?—They are, that from its soil and climate it will grow all European grain to perfection, and in many respects better than this country. It is in the centre of the whale fishery; it has immense forests of timber, which will be valuable as an article of trade with China, and probably South America before long; it is full of harbours, and it will have a great commerce, and a large maritime population; in fact, in such a way that it will be the Great Britain of that part of the world, including the vast archipelago of islands to the north, and will command the trade of that part of the world in future times; in the mean time, its exports of flax and other produce are likely to rise very considerably, and before long, to make it valuable as a colony.”—*Evidence of J. C. Crawford, Esq.*—*Ibid.* p. 160.

“Sunday, November 19, 1843.—(Wanganui).—A more lovely day in respect of weather, or one more full of interest in respect of its moral circumstances, or of pleasure from the beauty of the scenery through which I passed, I never remember to have spent.

“Monday, November 20.—The scenery of the Wanganui River is very beautiful throughout; in many places the river is

enclosed in walls of rock, leaving no footing on either side. The wood is, as usual, most luxuriant.”—*Journal of the Bishop of New Zealand, published in “Church in the Colonies,”* No. VII. p. 51.

“November 27, 28.—Visited various parts of the settlement (New Plymouth); and walked to the Waitera River. Beautiful fertile valley.”—*Ibid.* p. 52.

“Sunday, December 10.—In the afternoon I rode to Waimea Plain, a rural district of Nelson, where a thriving village is springing up.”—*Ibid.* p. 55.

“December 21.—(Wellington) This is our Midsummer-day, but the weather is very temperate.”—*Ibid.* p. 56.

January 9 (1844).—At sunset, from the top of the last hill at the S. W. angle of the (Banks’s) Peninsula, we obtained a magnificent view over the vast plains of the south. Below us stretched out the apparently interminable line of the “ninety miles beach;” a continuous range of uniform shingle, without headland or bay. Within this shingle bank is a great lake, Waihora, * * * * * eighteen miles in length. Beyond the lake are plains of vast extent, bounded by a range of snowy mountains, behind which the sun was setting.”—*Ibid.* No. VIII. p. 9.

“January 17.—The Waitangi River (south of Banks’s Peninsula) runs from west to east, through a vast plain of forty or fifty miles in length, and about twelve in width, stretching east and west, without a tree or shrub.

“January 18.—Walked over a beautiful grass plain, at first altogether without trees, but after twelve miles covered with the Ti palm.”—*Ibid.* p. 14.

“January 19.—Remained at Moerangi (south of the Waitangi), a whaling station, but of a better stamp than those which I had seen on the Peninsula; the men having employed their spare time in agriculture, and having good crops of wheat and potatoes on the ground.”—*Ibid.* p. 17.

“January 23.—The wind being contrary, I staid at Waikouaiti (south of Moerangi), and walked over the settlement, visiting most of the English settlers: many of whom had good fields of corn nearly ready for harvest. In the afternoon rode to a large farm belonging to Mr. Jones, a merchant of Sydney, where I saw a noble field of wheat of fifty acres, and a very large stock of cows, sheep, and horses.”—*Ibid.* pp. 17, 18.

“January 30, 31, and February 1.—* * * * * Ruapuke (in Foveaux’s Strait) is a charming little island, containing all the characteristic features of New Zealand in miniature; woods, swamps, hills, lakes, bays, and rocky headlands, with pretty native villages

(pretty, I mean, when seen from a distance), enlivening the scene.”—*Ibid.* p. 22.

“Sunday, February 4th.—At eight A.M. I started with my native crew in a whale-boat, to go to perform Divine service at Port-William, the principal native settlement, though a small one, in Stewart’s Island. I then began to see the extreme loveliness of the shores of this island, with its woods feathering down to the water’s edge, and its noble bays indenting the coast at short intervals, with rocky points, interspersed with brushwood, between them; the whole crowned with the wooded height of Saddle Hill, from which the last patch of snow had, as I was told, only just disappeared. * * * * * At last we came to the village, nestled in the hollow of the bay, with its little cultivations cut in patches out of the continuous forest, and a small river flowing by them.”—*Ibid.* p. 25.

“February 6th.—* * * * * About noon came to Murray’s river (Stewart’s Island) where, upon our firing a gun, a boat came off to us with four English settlers,—the whole white population of the place. I went on shore and found a tribe of children,—one man having eight of his own. The party had built a comfortable house, and had cultivated a considerable extent of land, the produce of which, with an abundant supply of fish, affords them a comfortable maintenance. Like all the settlers on these Straits, they were extremely contented.”—*Ibid.* p. 27.

“February 14th.—* * * * * The wind being now contrary, I stayed two days at Akaroa, and looked over the settlement, where there are about eighty French settlers, and about fifty English, with a few Germans. Some of the French settlers have good gardens.”

“February 15th.—The wind being still contrary, I walked over to Pigeon Bay, on the north side of the Peninsula. * * * * * In this bay I found some Scotch settlers of the right sort, living in great comfort by their own exertions; making everything for themselves, and, above all, keeping up their religious principles and usages, though far from any ministerial assistance.”

“February 16, 17, 18.—* * * * * Port Cooper is surrounded by precipitous hills, with very little level ground; but an opening can be made without difficulty, to the extensive plains which range along the eastern shore of this island from Kaikoura (Lookers-on) to Moerangi.”—*Ibid.* pp. 34, 35.

Such are the statements given by persons who have been resident in the country, and may be supposed well acquainted with its capabilities. As they are, however, necessarily to a great extent local and partial, the Association intend to guard as much as possible against the selection of an unfavourable site, by

instructing their agent to communicate with the Governor and the Bishop, to be guided by their directions in his subsequent proceedings, and to take no steps for acquiring land without having previously obtained their written sanction.

The following despatches will furnish some interesting particulars with respect to the capacity of the natives for labour, and the facility with which their services may be turned to account.

Construction of Roads and Native Labour.

COPY OF A DESPATCH FROM GOVERNOR GREY TO EARL GREY.

“Government House, Auckland, July 31, 1847.

“MY LORD,—I have the honour to transmit copies of reports which I have received from Captain Russell, 58th Regt., and from Mr. Fitzgerald, the Deputy-Surveyor at Wellington, detailing the progress which has been made in the construction of the two great lines of road, which were necessary, not only for the military protection of the town of Wellington, but to connect it with the extensive tracts of good country in the south of this island, and thus to enable the settlers to avail themselves of the natural capabilities of the country, and to bring their produce to market.

“These reports will, I think, be perused with much interest by your Lordship, as evidencing the complete success which has attended the attempt which has been made to employ natives upon great public works, and the consequent beneficial change which must in a few years be effected not only in their condition, but in the entire country, from its being laid open by great lines of communication, which will conduce perhaps as much as any other circumstance to the spread of civilization throughout the whole of New Zealand.—I have, &c.

“The Right Hon. Earl Grey, &c. &c.

G. GREY.”

“Wellington, New Zealand, June 24, 1847.

“SIR,—A year having elapsed since you were pleased to direct the employment of natives upon the military roads under my superintendence, and circumstances having caused their employment in greater numbers than was at first contemplated, I now do myself the honour to submit the result for your Excellency’s consideration.

“In the course of the year about 350 natives have been employed, the greatest number at any period having been 280.

"They have generally received 2s. per diem, but for a short time the majority received 6d. per diem additional for food. The total amount paid to natives to the 30th of last month was 3,274l., and the greatest amount to any one labourer 17l. 2s. 6d.

"During the year, and for this 3,274l., they have felled about 20 miles in length, by 120 feet in width, of dense forest; have constructed 7 miles of bridle road, chiefly cut out of the side of steep hills and precipices, and have helped to construct six miles of carriage-road, taking part in every operation, such as bridge-making, sloping, draining, metalling, &c.

"This amount of labour may not equal that which the same number of expert European workmen would have accomplished, but I consider it exceeds what the same number of soldiers would have performed in the time, while the wages paid to the natives have been little more than half those of European workmen. * * *

"The money thus acquired appears to have been peacefully expended in the purchase of flour, European clothing, agricultural implements, mills, cooking utensils, and occasionally in the purchase of breeding cows and mares. In Wellington, the sale of blankets is fast giving place to that of trousers, caps, boots, blue shirts, &c.

"As they have thus been employed for a year, and frequently many miles from their supplies, and (as in the Horokiwi Valley) where the climate, from its constant cold and dampness, has been very distasteful to them, I think it will appear to your Excellency that the opinion so general here last year, that the natives were incapable of steady industry, though said to have been derived from experience, was fallacious. Indeed, this has become so evident to themselves, that the settlers are already outbidding the Government, by giving higher wages, food, &c., and are even carrying out contracts by native labour.

"I have found it necessary so far to modify my arrangement as to substitute intelligent Europeans as overseers, for the Rangatiras at first appointed, which has had the effect of increasing the amount of work done, causing the natives to respect the superior intelligence of the Europeans, and removing the prejudices of the Europeans against the natives. The greatest good feeling has existed between them; nor have I heard a case of misconduct alleged against any one of the natives who have been in my employment.—"I have, &c.,

(Signed) "C. HAMILTON RUSSELL,
"Capt. 58 Regt., Supt. Mil. Roads."

"His Excellency Governor Grey,
&c. &c. &c."

"Wellington, July 1, 1847.

"SIR,—I have the honour to inform you, that the road from Wellington to Pai-tu-mokai, about three miles above the lake on the plains of Wairarapa, has now been laid out from end to end, the entire distance being about 39½ miles. Judging from what has been already executed, making the most liberal allowance for all contingencies, and including expenses of every description, the total cost will not exceed 14,136l. 16s. 8d., or 9,991l. 13s. 4d. in addition to what has been already expended, and I have no doubt whatever, but that the whole road will be completed by May 1848. The accompanying statement of the expenses and tracings, will show in detail what has been done, and the relative cost of each part. On the whole line there will be no gradient with a greater average inclination than 1 in 20. So that a single horse may draw either way almost as heavy a load as could be taken along the beach at Wellington.

"From Pai-tu-mokai to the head of the lake there is a good natural road, which only requires the banks of a small stream to be cut down, so that a cart and horse may ford it, to be immediately available. This, of course, throws the road open to the present settlers at Wairarapa, who can easily bring their wool or other produce in boats to the head of the lake, and cart it from thence to Wellington, without risk, and at an infinitely cheaper rate than they can send it thither by the present unsafe, tardy, and most expensive way.

"In a north-easterly direction from Pai-tu-mokai, a road may be carried, I believe, for thirty or forty miles, at an almost nominal expense per mile; and how much further I cannot at present pretend to say, most of the country being open, and in many cases having a hard gravelly bed. The only expense would be in going through the belts of bush intervening between the plains, and in constructing bridges across rivers, many of which, however, might be avoided by a careful selection of the line.

"From inquiries I have made on the subject, I believe that but one range of hills of any magnitude would have to be crossed between Wairarapa and Taupo lake; and I should imagine, from all I can learn, that, by omitting to build bridges over the larger rivers, and merely establishing chain ferries that could be worked by a person on either bank, a road, such as would answer for posting or the conveyance of expresses, might be carried through with great rapidity, and at a very moderate expense. By making such a road not more than six feet wide at all difficult places, the expense would be very trifling, opening up a vast extent of country for grazing and other advantageous pursuits.

* * * * The natives of Wairarapa, and those of the tribe (Ngatikahuna) living at Ahuriri and the east coast, although at first inclined to question the propriety of their allowing the road to go on, have decided in its favour, and are now coming in considerable numbers to work on it, and are very anxious that it should go up the valley towards the interior, chiefly, I suppose, for their own sakes, that they may all in turn benefit by working at it. I may here observe, that the system of employing them as labourers on the roads, appears to have succeeded in an extraordinary degree, and confers an incalculable benefit on them. From a lazy, indolent set of people, they are now becoming quiet, active, and industrious. They are fond of money, and spend it well, generally for European clothing, or for provisions, and in acquiring other useful property. And I must say, after nearly twelve months' experience, that I believe a very considerable advantage is derived by the Government in employing them; for, at the relative rates of pay between them and the Europeans, I think they do almost as much as Europeans, although few of them have been accustomed to regular work for a longer period than eight or nine months; as a proof of which I may state, that the contractors for portions of the road have found it their interest to employ many of them at 2s. 6d. per day. When they have been employed for two or three years, and live constantly on good solid food, I think they will be little inferior to the generality of Europeans, and far surpass them in many things, especially in the facility with which they acquire a knowledge of all new kinds of work. How it affects them in a political point of view it is not for me to say, but it certainly must have the effect of keeping many restless and turbulent spirits usefully employed, that might be engaged in mischief if left to themselves; and with the supply of native labour that can in future be commanded, I am sure that, by proper management, works of no ordinary magnitude might be undertaken and carried through in any required time by their means.—I have, &c.

"T. H. FITZGERALD, Surveyor."

"His Honour the Superintendent,
Wellington."

Papers on New Zealand, presented to both Houses, 3rd February 1848, in continuation of Papers presented in January and June 1847, p. 4.

Timber and
Water
Power.

In the New Zealand islands there is a profusion of timber and water-power; so that great facilities will be afforded to colonists for the erection of

flour and saw mills, a most important consideration for the young community. In turning these, and the other natural advantages of the country to account, the Canterbury colonists will be materially assisted by the experience of the older settlers,—experience in the climate, in the management of cattle and sheep, in the cheap construction of mills, houses, and fences, in clearing land, and in making roads; a knowledge of the surface of the country, and of the native population;—all which have been acquired by others at an expense of time, of labour, of property, of hope, of strength, and of temper, which those only can estimate sufficiently who have themselves incurred it.

The chief exports of New Zealand, for some time to come, will probably be grain and flax; for the grain there can hardly fail to be a considerable demand at the Australian ports, as the engagement of labour in pastoral and mining pursuits on that continent renders its population partially dependent on foreign supplies; the flax requires only a better system of preparation than has yet been applied, to enter largely into the British markets.

The climate, too, has been found peculiarly suited to successful brewing; and when it is considered that a vast quantity of malt liquor is exported from England to India, Australia, and the west coast of South America, every year, it may be concluded that the cultivation of barley and hops will prove very remunerative in New Zealand, situated as it is in comparative proximity to those countries.

Extensive carboniferous formations have already been discovered at either extremity of the Middle Island; and the coal procured from one of them, on the shores of Coal Bay, near Nelson, has been tried, and very favourably reported on by the commanding-officers of H. M. steam-sloops *Driver* and *Inflexible*.

As regards the question of distance and facility of communication, it will be well to bear in mind the following considerations. The principal elements which enter into the cost of conveying bulky commodities from one country to another are—

The insurance against the total loss, and that against the wear and tear of the vessel which carries them;

The insurance against the total loss, and that against the damage of the goods carried;

The expense of loading and unloading; and

The wages and provisions of officers and crew during the voyage.

Now, if the premiums of insurance be taken as a measure of the risk of losing or damaging vessel or cargo in any voyage, New Zealand will be in a slightly less favourable position in this respect than New York, but will claim a considerable advantage over British North America for more than half the year; the premium on marine insurance to New Zealand in the winter months being 60s., whilst that to Halifax, nearly the only port in British North America accessible in those months, is 100s., per 100% value.

The wages and provisions of the officers and crew, a comparatively unimportant element in the cost price of freight, will be proportionate to the length of the voyage.

The charges for loading and unloading, warehousing, brokerage and commission on the goods, for light and harbour dues, and pilotage on the vessel, will be the same in both cases; therefore, whenever the exports of Australia and New Zealand shall be of sufficient volume to fill readily the largest ships—and that time is not very distant—the expense of conveying to, and selling in, the British market, Australian and New Zealand produce, will little exceed the cost of the same operations on American produce shipped from the wharfs of Quebec, or even New York.

But it may be remarked, as regards most of the American farmers, that the cost of conveying their produce to the port of shipment far exceeds that of conveying it thence to the British market. To obtain cheap land, the emigrant to America must now travel more than

1,000 miles from the sea-board to the interior of Michigan or Illinois. The cost of conveying his flour from these distant inland districts is generally 4*l.* or 5*l.* per ton, or six times that of conveying it from New York to Liverpool. Thus the total cost of conveying it from Illinois, for instance, to Liverpool, will probably exceed that of conveying it from the New Zealand farm (which, from the form of the islands, can rarely be far from the sea) to the same port.

Two important improvements in the means of communication between distant countries are now in process of introduction; namely, a great increase in the size and strength of merchant vessels, and the application of steam to marine locomotion. Already the average capacity of the packet-ships trading between New York and Liverpool exceeds 1,000 tons, and before many years shall have passed, it is not improbable that their average capacity will approximate to 2,000 tons. These vessels, from their smaller prime cost, and the smaller crew required to work them, in proportion to the cargo which they can carry, are enabled to convey goods at a low rate compared with those of less tonnage. This will become a very important consideration, as soon as the exports from Australia and New Zealand shall be of sufficient magnitude to give full employment to ships of the same size as that of the New York packet-ships.

The voyage from London to Wellington in New Zealand has been accomplished in eighty-nine days; but the average length of it is somewhat under four months. It is, however, certain that steam communication is about to be immediately established between Singapore and Sydney, and there is no doubt that its establishment will be followed by that of a branch service from Sydney to New Zealand, unless, indeed the progress of the latter colony be found to justify a more direct communication between it and India. The time which will then be required for the whole voyage from London, to Wellington will not generally exceed half the present average, that is, two months.

The advantages of New Zealand as a field of colonisation may be thus summed up; they consist in—

1. Fertility of soil, including the abundant promise of minerals, especially coal; and plenty of timber and water-power.
2. Excellence of climate.
3. Geographical position and conformation; involving easy access to markets, and good natural harbours.

It appears to the Association, that, on the whole, a greater amount of these advantages, in their combination, is to be found in New Zealand than in any other part of the British dominions; and they believe, accordingly, that it offers the best

Summary of Advantages.

field for the undertaking in which they have engaged.

PRELIMINARY ARRANGEMENTS AND ECONOMY OF THE PROPOSED SETTLEMENT.

THE rapidity of the growth of most of the ancient Greek colonies, which was such that, at the expiration of a century, the wealth and population of the colony frequently exceeded those of the parent state, has led many to compare the colonial policy of those days with that of our time and nation. The result of the comparison has been the discovery of three most important differences between the two systems, which are quite sufficient to account for the very different measures of success which have attended them.

The Greek colonies sailed from the parent states perfectly organised, and, for all purposes of internal government, independent societies.

The territory occupied by each was closely limited to that which sufficed for the agricultural industry of the colonists, by the necessity of a concentrated population, to protect the lives and property of all from the inroads of the original owners of the soil, whom they had dispossessed.

They had slaves, which secured to them abundance of labour.

It cannot be expected that these three conditions will be fulfilled in the proposed settlement of members of the Church of England in New Zealand; but it may be alleged, with truth, that there will be a greater approach to these, or equivalent, conditions in this, than has been ever accomplished in any other settlement of modern times.

Form of Government.

The colonists will sail from England as far as possible an organized society; and it is the intention of her Majesty's Government to direct that the Settlement of Canterbury may be, if no local obstacles or other unforeseen objections prevent it, constituted a distinct Province, with a separate Legislature.* If this intention be carried out, they will possess institutions of local self-government to an extent unexampled in the history of new Colonies in modern times,

* See Appendix, page 22.

and the enjoyment of this boon, alone, would suffice to stamp the Canterbury Settlement with a peculiar character, and to make it specially attractive in the eyes of all who are acquainted with the evils of the opposite system. Its colonists will possess complete powers of self-taxation, of legislation upon all matters which concern themselves alone, and of control over all functionaries engaged in local administration, without any interference on the part of other and differently constituted communities, while it is hoped that the care exercised in selecting those colonists, and their general unity of opinion on topics which form a fertile source of discord at home, will enable them to exercise with peculiar advantage and facility the privileges with which it is hoped that they will be entrusted.

The population will be concentrated, not by pre-Concentration. cautions against the hostile inroads of a warlike aboriginal population, but by the large sum of money required to be advanced in the purchase of every acre of land.

It will not have the economic gain, with the moral Supply of Labour. degradation, of a slave population, to develop the riches of the country; but the immigration fund will supply a larger amount of free labour to the capitalist than has hitherto been procurable in recent British settlements.

We proceed to notice the following distinctive features of the proposed settlement, which give it, as is conceived, an additional claim to superiority.

These are—the preliminary trigonometrical survey of the territory to be occupied by the settlement;

The method of free selection of land, by every purchaser of a land order;

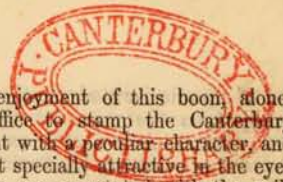
The arrangement for the selection of immigrants of the labouring classes;

The preparation of roads, sawn timber, and other conveniences, before the arrival of the first body of colonists;

The pasturage system.

Religious and Educational endowments. To secure the advantages Price of Land.

proposed by the Association, it will be necessary to demand an outlay of 3*l.* an acre from purchasers of rural land. This will doubtless appear a large price to those persons who have not made the elements of the value of land the sub-



ject of a particular study, but judge principally from the prices at which they hear that land in such countries as Canada and Western Australia may be obtained.

On the other hand it is believed that few, who are qualified to form a correct judgment on this important subject, will deny that land in this settlement will be really cheap to every resident proprietor. Let us analyse his outlay.

In the event of 1,000,000 acres of rural land being sold, which would produce 3,000,000*l.*, this sum will be expended in the following manner:—

One-sixth, or 10s. per acre, will be paid to the New Zealand Company for the land	£500,000
One-sixth will be appropriated to surveys and other miscellaneous expenses of the Association	500,000
Two-sixths to immigration	1,000,000
Two-sixths to ecclesiastical and educational purposes.....	1,000,000
Total.....	£3,000,000

The price of rural land is 10s. per acre, which is not more than will suffice to repay the New Zealand Company the outlay and risk of loss incurred in opening New Zealand to colonisation, in purchasing the land from the natives, and in maintaining the establishment which is necessary in the colony to protect its property and carry on its operations; and in England to represent its interests to the Imperial Government, and to promote its colonization.

Nor is the land dear at this price, considered in itself, without reference to the outlay at which it may have been acquired by the New Zealand Company. If reference be made to the extracts given in the preceding pages to establish its fertility and climate; if the cost of conveying its produce to market be considered; and if this land be then compared with land at the same price beyond the Mississippi, or the Lakes in Canada (fertility, position, and climate being the principal elements of the value of wild land, in whatever part of the world it may be), it will appear that, not even in those parts of the world where it seems to be cheapest, can land, *having equal quantities of these elements of value*, be purchased at so low a price as in New Zealand.

A contribution of 10s. per acre will be required from every purchaser of rural land, to form a fund to defray the expense of the preliminary trigonometrical survey of the territory; of the subsequent surveys of each section as it may be selected; of commencing the formation of the principal roads, marked on the general chart; of the few temporary buildings required; of the Association in England; and of the necessary staff in the colony.

This forms no part of the price of the land. The purchaser from Government in America, or the other British colonies, neither pays for, nor has, any of these advantages. There the Government land is divided, more or less accurately, into sections, according to the regulations as to not only figure, but size, which may from time to time be prescribed by the Government. Every intending purchaser must choose one of these sections, however wide it may be of the particular lot of land which he may wish to obtain. But an accurate preliminary trigonometrical survey of the whole territory, that invaluable guide to the selection of the best lines of road, and the best lots of land, has never been attempted in any new settlement heretofore; although, in such a case, every operation of human industry being yet unattempted, its utility would be very much greater than in an old country, where it reveals so much that has been misdirected and misplaced. Even in Europe, the inhabitants of few territories have the advantage of such a survey as the purchasers in this district will possess. In the British Islands, a similar one is not yet completed.

The gain to the settlers in the diminished cost of making the great roads in the best lines, as compared with that of making them in improper lines at first, and afterwards continually altering them, will much more than repay them for the outlay incurred in making this survey. The vast advantage of security and accuracy of boundary, and the facility of the registration and transfer of all landed property, will be clear gain. These advantages will be cheaply purchased by the outlay which this survey will cost.

At no period of a settler's progress are roads so essential to his convenience—almost to his existence—as when he first proceeds to locate himself in the bush.

Preliminary
Survey and
Roads.

His family, his household goods and agricultural implements, and food to sustain his establishment until the fruits of their labour shall be sufficient, must all be conveyed to his new abode. The loss of time, labour, and property incurred in this operation, in a new country where no roads have been previously formed, will be sufficiently estimated only by those who have had experience in America and Australia. The purchasers of rural land, in the settlement to be formed under the auspices of the Association, will make a contribution accordingly to these expenses. If this money be economically expended, (and effectual precaution to secure economy in this and every other expenditure of the funds contributed by the purchasers of land *can and will be taken* by the Association,) it may confidently be asserted that a more judicious investment of part of the settler's capital could scarcely be made.

As regards the expenses of the Association in England, and in the settlement, the station and character of its members, and their moral responsibility to the colonists to protect their interests to the utmost, afford, it may be hoped, a sufficient guarantee against any abuses of administration. Moreover, every operation, such as road-making, bridge-making, and buildings of all sorts, the execution of which can conveniently be submitted to public competition, will be conducted in that manner. The utmost publicity will be courted; the most detailed information of its expenditure will be afforded.

Another contribution which will be required from the purchaser, namely, a sum equal to twice the amount of the price of the land, or 1*l.* per acre for rural land, to be expended on immigration, may confidently be asserted to be a most advantageous investment of part of his capital; and, at the same time, one which he could not safely make, unless it were compulsory upon the whole body. Indeed a larger sum than this might advantageously be applied to this purpose, if all other appropriated land in New Zealand had already contributed, or would now contribute in the larger proportion, as will appear from the following consideration.

Supposing that it be considered necessary, in order to the most profitable system of tillage, that at least one adult male agricultural labourer should be

imported into the settlement for every thirty acres sold; and supposing, moreover, that on the average there be one such adult male labourer in every six individuals among the labouring immigrants of all ages and both sexes;—it will then appear necessary that six such immigrants should be landed for every thirty acres sold. But, as the average cost of passage cannot be reckoned at less than 15*l.* for each individual, the sale of thirty acres will only furnish the passage-money of two individuals.

The contribution, therefore, to the immigration fund, will certainly be insufficient; but, as other owners of land in New Zealand have not contributed so much to the labour fund of the Colony, they would reap the advantage of any larger outlay, at the expense of the Association.

It must, also, be remembered, that there is a considerable elasticity in the last of the three elements,—land, labour, and system of agriculture, which have to be adjusted to each other in every agricultural community. In New Zealand, the modification which the system of agriculture must receive, in order to adjust it to the other two elements, is a great increase in the quantity of grass land. After the land shall have been well cleared, fenced, and cultivated for two or three years, it will be laid down for several years into pasture, to which the soil and climate are so well adapted: land, thus treated, instead of one sheep to four or five acres, which is the common power of unimproved natural pasture in Australia, will maintain about four sheep per acre throughout the year, with no more dread of being overstocked in an arid summer, as in Australia, than in an inclement winter, as in Europe and America; so that, although a larger immigration fund could be advantageously applied if the Association possessed it, and other colonists in New Zealand contributed in like proportion, the immigration fund actually determined on is sufficient to sustain a productive system of rural economy.

Every purchaser will have the right (subject to the veto of the Association) of nominating persons who shall be assisted to emigrate, in proportion to the amount contributed by his own purchase to the general immigration fund; and, if it be found practicable, some contribution to

Immigration
Fund.

wards the expense of his passage and outfit will be required from each immigrant, as well with a view to obtain the greatest number of immigrants for a given expenditure, as to secure a better class of labourers.

Town and suburban lands will be sold at higher prices than rural land: but the funds derived from the sale thereof will be expended for the same purposes, and in the same proportions.*

So far as practicable, measures will be taken to send individuals of every class and profession, in those proportions in which they ought to exist in a prosperous colonial community.

The Association retain, and will carefully exercise, a power of selection among all those who may apply for permission to emigrate to their settlement, either as purchasers, or as emigrants requiring assistance. They will do so with the view of insuring, as far as possible, that none but persons of good character, as well as members of the Church of England, shall form part of the population, at least in its first stage; so that the settlement may begin its existence in a healthy moral atmosphere.

The peculiarity of the method of the selection of land adopted in this Settlement, consists in allowing every purchaser of an order for rural land to select the quantity mentioned in his land order, in whatever part of the surveyed territory he may please, assisted by an accurate chart, which will be made as rapidly as circumstances will permit, representing the natural features, the quality of the soil, and the main lines of road.

Certain rules as to position and figure, embodied in the instructions to the Surveyor, and framed with a view to prevent individuals from monopolising more than a certain proportion of road or river frontage, must be observed in each selection.

But it is not the intention of the Association to divide the whole or any portion of the territory to be colonized (except the sites of the capital and other towns, and a small quantity of suburban land adjoining each town site) into sections of regular size and figure, which has been the system generally pursued in other Settlements.

* See Appendix A. p. 20, Article X.

Every selection will be effected, by the owner of the land order communicating to the Chief Surveyor a description of the spot on which he wishes his section to be marked out.

If this selection shall not violate the regulations as to position and figure, and if the area included shall be equal to the amount of land stated in the land order, the section will be immediately marked on the chart, and a surveyor will be sent as soon as possible to mark it on the ground.

The right of priority of selection among the first body of colonists, will be determined in some equitable manner which shall be agreed to by the Association and the purchasers. But, after this first body shall have had an opportunity of selecting their land, every purchaser of a land order will be entitled to select any surveyed land to the amount of his order, which may be unselected at the time of his application.

The last peculiar feature of the economy of this Settlement which deserves notice, is the system according to which the pasture of such land as may from time to time remain unsold within the limits of the Settlement is to be distributed.

Pastoral ranges will be allotted to purchasers of freehold land in the Settlement, the selection of which shall be determined in an order of priority similar to that which will obtain in the case of freehold purchases, and according to the following regulations.

Every purchaser of rural land will be entitled to demand from the agent of the Association a twelvemonths' lease of so much of the surveyed and unappropriated land as shall not exceed five times the number of acres which he shall have purchased, at a rent of two pence per acre, paid in advance. This lease will be renewable from year to year on the same terms. The pastoral ranges thus held on lease will, however, not be withdrawn from the market during the twelvemonth, but may be purchased like any other lots. The leaseholder will be entitled to thirty days' notice of the intention of any other person to become a purchaser, in order that he may, if he wishes it, buy the land himself before that period has expired.

The above regulations will apply only

while there shall be any portion of the surveyed territory which is unsold, and unappropriated for pasturage. All the unsurveyed land (while any shall remain unsurveyed), and any surveyed land which may remain unappropriated according to the above regulations, will be held in common for purposes of pasturage by all the land purchasers in the Settlement who shall not have obtained special ranges, and subject to such rules and by-laws as shall be determined upon by the Association after consultation with the colonists.

With reference to the contribution for the establishment and endowment of ecclesiastical and educational institutions, the

Association feel that it is unnecessary here to enter into a discussion of the utility of providing a fund for these purposes. The purchasers of land in this Settlement will consist entirely of members of the Church of England; and it is supposed that few of these will question the desirableness of making adequate provision for the building a sufficient number of churches and schools, and maintaining, in its complete form, a branch of the ministry of the church, proportionate to the lay population of the Settlement.

That an excessive provision for this purpose is not made, the following calculation will show.

Before going into it, the Association wishe distinctly to point out—that is applicable, indeed, to the whole subject, but peculiarly so to the present branch of it,—that such anticipations and calculations are at present wholly hypothetical. They are fully aware, that before they could be realized, the approval and sanction of various authorities must be obtained; without which, indeed, even if they could proceed, they would be quite unwilling to do so. But it has been their object in these remarks to hold out to view the idea of a colonial settlement, complete in all its parts; and they feel most strongly that such an idea would fall very short of that description unless it included, and that not as a vague generality, but in that amount of details which is here presented, the element which has just been mentioned.

Assuming, by way of hypothesis, that, out of the territory of one million acres to be allotted to this settlement, two

hundred thousand will be sold in the first year or two, and the remainder appropriated to the leasehold pasturages, the Association will have at its disposal two funds, each a little exceeding 200,000*l.*: one appropriated to immigration purposes, the other to ecclesiastical and educational establishments and endowments.

The former fund, under the system of partial contributions to passages, instead of defraying the whole cost of them, which the Association intends to adopt, will probably enable the Association to forward 15,000 persons to the settlement.

The Association, considering the large surface (nearly equal to that of the county of Norfolk) over which the population will be distributed, calculates that twenty clergymen, and as many schoolmasters, will not be more than are requisite to establish and maintain that high religious and educational character, which the Association hopes, with the Divine blessing, that this Settlement will possess.

Assuming that the churches, parsonage-houses, and schools will be constructed of wood upon foundations of stone carried to a height of three or four feet above the ground, the following will be an approximate estimate of their cost:—

20 Churches at 1,000 <i>l.</i> each	£20,000
20 Parsonage-houses and Glebes, at 500 <i>l.</i> each	10,000
20 Schools at 100 <i>l.</i> each	2,000
A College and Chapel	6,000
Residences for a Bishop, the Principal of the College, and an Archdeacon	3,000

Total £41,000

Deducting this sum from the original fund of 200,000*l.*, 159,000*l.* will remain. The interest derived from this sum will probably have to defray the following stipends:—

To a Bishop	£1,000
To an Archdeacon	600
20 Clergymen, 200 <i>l.</i> each	4,000
20 Schoolmasters, 70 <i>l.</i> each	1,400

Total, per annum £7,000

To carry on our hypothesis, if 80,000*l.* invested in the British funds, yield three and a half per cent. interest, and 79,000*l.* invested in Colonial securities, yield six per cent. interest, an annual income of 7,540*l.* will be derived from the whole.

This excess of estimated income over estimated expenditure, will appear only

too small, if the indispensable expenses of management and the possibility of losses be taken into consideration.

A proportionate calculation might be made, on the hypothesis of any greater quantity of land than 200,000 acres being sold, up to that included within the whole territory.

The members of the Association have engaged in their present undertaking in the hope that the knowledge of the principles and practice of colonization, which the history of modern British settlements is calculated to impart, may enable them to secure the proposed Settlement against some of the main evils which have impeded the prosperity of other colonies.

In conclusion, it is desirable a short statement should be made of the position in which the Association now stand as regards their resources, and of their intended course of action. They are about to obtain immediately a Charter of Incorporation, and a certain sum of money has been placed at their disposal, as an advance repayable out of the funds which will accrue from the sales of land, when they shall be enabled to offer land for sale, in a specific locality, and to a specific amount. That sum they propose to expend, after providing for the very small necessary expenses of their machinery in this country, in providing the arrangements which will be required to prepare the Settlement for the first body of Colonists. Mr. Thomas, a gentleman who has great local experience of New Zealand, and who is eminently well qualified in other respects, has been appointed Agent and Chief Surveyor; and will go out to New Zealand on the third of July next. His instructions will be to select, in concert with the local authorities above-mentioned,* the best site for the new Settlement, which may be ob-

* See page 9.

tainable at his arrival. He will take out instructions from the Secretary of State to the Governor to assist him in extinguishing, by purchase, the native title (should any exist) to such site, and to convey the land to him under a Crown title. After having received possession of it, he will write word home to that effect, and immediately commence his survey, and other preliminary operations. During the first year it is calculated that a large proportion of the whole territory will be surveyed, and rendered traversable by the formation of main roads; and he will also be empowered to erect such buildings as may appear indispensable to the convenience of the first colonists; in the performance of this task, however, he must be limited, not only by the time, but by the amount of funds at his disposal. It is impossible to state accurately beforehand how much those funds will enable him to do; and, therefore, all that the Association can guarantee is, that they shall be, so far as lies in their, and (as they entirely believe) in Mr. Thomas's, power, expended economically and effectually, in improving the settlement, and in promoting the interests of the colonists.

In the meantime, as about a year will probably intervene before the Association can hear of Mr. Thomas's final selection of a site, and commencement of preparations, they will be employed in collecting a body of intending Colonists who may be ready to purchase land when the decisive intelligence shall arrive, and in making the necessary arrangements preparatory to their departure.

It is extremely desirable, therefore, that all persons wishing to join the first body of Colonists, should place themselves in immediate communication with the Association, and take, as far as possible, a part in their proceedings.

41, Charing Cross,
1st June, 1848.

APPENDIX.

A.

PLAN OF COLONISATION AGREED UPON BETWEEN THE CANTERBURY ASSOCIATION AND THE NEW ZEALAND COMPANY.

- I. The New Zealand Company to reserve as undermentioned, as the Site of the proposed Settlement of CANTERBURY, a Tract of about One Million (1,000,000) Acres, in such spot as may be selected by the Agent of the Association, in the Southern Province of New Zealand.
- II. The said Tract to be so reserved during a period of ten years from the date of receiving intelligence that such Tract, selected as above mentioned, is in possession of the Company; provided that within six months from such date land to the value of 300,000*l.* be sold, and that during each year from the said date there be sold at least one-tenth part of the land remaining unsold at the commencement of that year; failing which, the Company to be released from further reservation of the Tract for the purposes of the Association.
- III. The Land, while reserved as above-mentioned, to be sold exclusively to the Association or persons recommended by it, or by a Local Committee, mentioned in paragraph XVIII below; the price and the special contributions attached thereto to be paid in full, before the issue of an order for the land.
- IV. A General Survey of the Block, showing its natural features;—such as rivers, lakes, mountains, and whatever else constitutes a permanent natural landmark, distinguishing land clear of timber from forest land, noting the various qualities of the soil, the adaptation of the land to different purposes, the best lines of main road, with other details to be specified in the Chief Surveyor's instructions;—to be commenced as soon as the land is acquired by the Company for the purposes of the Association, and to be carried on as rapidly as possible. A Chart of the surveyed land to be kept in the Land-Office for general reference.

- V. A Block of about One Thousand (1,000) Acres to be selected as the site of the Capital. The lines of the principal streets, squares, &c., the sites of all public buildings, parks, &c., required for the convenience of the future inhabitants, to be marked out, and such buildings as may be absolutely necessary for the temporary accommodation of the first Settlers to be erected; the remainder of the Block to be divided into Quarter-Acre Sections, as Town Land.
- VI. Adjoining the Site of the Capital, a quantity of Land not exceeding One Thousand (1,000) Acres, to be selected and divided into Ten-Acre Sections, as Suburban Land.
- VII. Power to be given to the Agent of the Association (or to the Chief Surveyor for the Settlement) to select Blocks of about Five Hundred (500) Acres each as the Sites of other Towns, and to cause them to be laid out on the principle observed in laying out the Site of the Capital, with similar Reserves of Suburban Land, not exceeding Five Hundred (500) Acres each.
- VIII. The purchase of the Surface to include in every case Coal and all other Minerals whatever, granted to the Company by the Crown, and lying underneath the Allotment purchased. But with a view to the general interests of the future population, and to obtaining more ample funds for carrying out the objects of the Association, the Company to have power to reserve from sale any Block or Blocks of land, not exceeding in the whole Five Thousand (5,000) Acres, in which Coal or Metallic Ores shall be ascertained to exist, and which shall not have been appropriated to public or private purposes; such land and Minerals as above-mentioned to be afterwards appropriated and dealt with in such manner as the Company and the Association may by mutual agreement determine; it being understood that the sums produced by such land and Minerals are to be applied to the same purposes, and in the same proportion, as the sums paid upon other Lands.

- IX. No Order to be issued for a smaller quantity of Rural Land in the Settlement, than Fifty (50) Acres. General regulations to be laid down in the Chief Surveyor's instructions with regard to the figure and position of Sections, to be observed in every selection, whether for purchase or for lease.
- X. The Price of Rural Land to be, per acre £0 10 0
Of each Quarter-acre Section in the Capital 4 3 4
Of each Quarter-acre Section in other Towns 1 13 4
Of each Ten-acre Suburban Section adjoining the Capital 25 0 0
Of each Ten-acre Suburban Section adjoining other Towns 13 6 8
- XI. Each purchaser to make the following contributions, in addition to the price of the land for which he may apply, namely,—
1. To the Fund for Ecclesiastical and Educational Purposes, to be vested in the Society for the Propagation of the Gospel (until the Association shall have obtained a Charter of Incorporation), a sum equal to twice the amount of the price of his land.
 2. To the Fund for Immigration Purposes, to be vested in the Company (until the Association shall have obtained a Charter of Incorporation), a sum equal to twice the amount of the price of his land.
 3. To the Fund for defraying the expenses of the Association in England, of the Survey Department, of Road-making, of Buildings, and other necessary objects which may not be properly chargeable to the other Funds, and the expenses incurred by the Company for the special purposes of this Association, to be vested in the Company (until the Association shall have obtained a Charter of Incorporation), a sum equal to the amount of the price of his land.
- XII. The mode in which the above Trusts shall be from time to time administered to be left wholly to the Association. But till such time as the Association shall obtain a Charter of Incorporation, the said Trusts to be executively carried out by the Society for the Propagation of the Gospel and the Company respectively, in order to relieve the members of the Association from personal responsibility. When the Association shall have obtained a Charter, the whole price of the land sold, with the contributions attached to it, to be paid to, and administered by, the Association, subject

- to the liabilities which it shall have incurred to the Company, in respect both of repayment of advances and of price of land.
- XIII. The priority of choice among the Owners of Land-Orders sold before the expiration of the Six Months mentioned in Paragraph II to be determined in such manner as the Association, after consultation with the Purchasers, shall think fit.
- XIV. Until such Owners of Land-Orders shall have exercised their right of selection, a day to be fixed, within a reasonable time after the arrival at the Port of the Settlement of each Vessel chartered either by the Company or by the Association, for receiving Applications for Sections from all Owners of Land-Orders who may have made their selections, according to their respective rights of priority of choice. The Boundary Lines of each Section, so selected, to be marked on the Chart, provided that the general regulations as to figure and position of Sections be observed.
- XV. But after opportunity shall have been given to the First Body of Purchasers above described to exercise their right of selection, all Owners of Land-Orders to be permitted to select the quantities of land specified in their Orders, according to priority of application for particular Sections at the Land-Office in the Settlement. Every Section thus selected to be measured off, without any charge to the purchaser, within a reasonable time after its selection.
- XVI. Every Purchaser of Rural Land in the Settlement to have a right (according to a priority of choice, to be determined in the same manner as in the case of Freehold Purchases) to demand a Lease for a year, with the right of renewing it each year until the expiration of the ten years above mentioned, at the rate of Twopence (2d.) per Acre, of a Quantity of Land, not exceeding five times the quantity of his purchase, for the purpose of Pasturage, until the whole of the Surveyed Land appropriated to this Settlement shall have been leased or sold; provided always, that at any time during the continuance of such lease, any part of the land so leased may be sold, according to the general arrangements now made; but provided also that the person holding such lease shall have thirty days' notice of the intention of any other person to become a purchaser, in order that, if he wish it, he may buy the land himself; such rent to be applied to the same purposes, and in the same proportions, as the money produced by lands sold.

- XVII.—The unsurveyed and unappropriated land of the Settlement to be held in common by the Purchasers of Freehold Land therein, subject to such Regulations as shall be framed by the Agent of the Association, after consultation with the Purchasers.
- XVIII.—Persons in the Colony, who may be approved of by a Local Committee appointed by the Association, to be permitted to purchase Land in the Settlement, on the same terms as those on which it shall be sold in England.
- XIX.—The foregoing plan to be altered in detail (if it be found necessary or expedient) by the Company and the Association concurrently.

B.

No. 1.

CORRESPONDENCE BETWEEN LORD
LYTTELTON AND EARL GREY.

“41, Charing Cross,
May 10, 1848.

“MY LORD,—I have the honour of addressing you on behalf of a body of gentlemen who have constituted themselves an Association for establishing a settlement composed of members of the Church of England, to be called the Canterbury Settlement, in the Colony of New Zealand.

“The Association do not venture to trouble your Lordship with any general remarks on the subject of their undertaking, or of the principles which have guided them hitherto in the prosecution of it. They are in intimate relations with the New Zealand Company, with a view to the acquisition of land for the intended settlement, and the advance of funds requisite for their operations; and they hope they may presume that, from communications which they believe your Lordship to have already received from the Company, your Lordship is acquainted with that undertaking and those principles, and favourably disposed towards them.

“The purpose of the present letter is to solicit assistance from your Lordship, in the way in which your Lordship alone can render it, towards the more speedy attainment of their object, in the acquisition of a definite amount of land in New Zealand, which they may be able to offer to intending purchasers in this country. The Association have felt that it is impossible for them to anticipate much active concurrence on the part of the public until they are enabled to announce that they are in possession, under a valid

title, of a sufficient and well defined amount of land which they can offer for sale. Such land must be obtained from the New Zealand Company as trustee for the Crown for the disposal of land in New Zealand. And this Association have thought that the readiest and most effectual plan for their purpose would be to send out a properly qualified person as Agent, with full powers to accept from the Governor of New Zealand, representing the Crown, a grant of a specified amount of land on behalf of the New Zealand Company, to be disposed of by them for the objects of the Association.

“The consent of the Company to this arrangement has been obtained, and the Association will be enabled to send out Captain Thomas as their Agent, with the power aforesaid, by the next ship sailing for New Zealand.

“The Association venture now to request of your Lordship that you will address to the Governor of New Zealand such a communication as may facilitate the accomplishment of the object for which Captain Thomas is despatched.

“The Association, as at present advised, are inclined to consider that the Wairarapa Plains offer the best site for their projected Settlement, and one which they hope there is a fair prospect of their being able to secure. They believe that at and in the immediate neighbourhood of the Wairarapa Plains an extent of land not less than one million of acres may be available, which is the extent which they have had in view, and which they have held out to the public as that which they wished to obtain for the Settlement.

“In the event of Captain Thomas not being able, on his arrival in the Colony, to obtain for them this particular site, discretionary powers will be allowed to him to secure what may appear to him, upon the whole, the most desirable land of an equal amount, from the remainder of the unappropriated land of the Crown in New Zealand.

“The earnest request of the Association to your Lordship is, that you would be pleased to instruct Sir George Grey, should there be no objection to such a course, in the first instance, if possible, to acquire from the Natives with the least possible delay, for the Agent of the New Zealand Company and for the purposes of the Association, about a million of acres at or near the Wairarapa Plains, should the Agent decide in favour of that locality, on as favourable terms as may reasonably be obtained; or, failing this, a similar amount in any other part of the unappropriated lands in the Colony which the Agent may fix upon. The Association trusts also, that

your Lordship will instruct Sir George Grey to afford to their Agent, during the period which he must employ in the surveys and other preparatory arrangements for the reception of Colonists, every assistance in his power.—I have, &c.

"The Right Hon. Earl Grey, &c. &c."

No. 2.

"Downing-street,
18th May, 1848.

"MY LORD,—In answering your Lordship's letter of May the 10th, respecting the intended proceedings of the Association for the Establishment of the "Canterbury Settlement" in New Zealand, permit me to express the satisfaction with which I have heard of the formation of a project, apparently calculated to promote in so beneficial a manner the colonization of that country, and the great interest which I feel in its success.

"The Governor of New Zealand shall receive my instructions to afford the Association all the assistance in his power towards securing the land which may be required, and shall be placed for that purpose in communication with the gentleman whom the Association have selected for their Agent, as soon as the latter may arrive in the Colony. He shall be directed to use his best endeavours to obtain available land to the amount specified in your Lordship's letter, and to extinguish the native title to it, if any be found to exist in such locality as the Agent shall point out to him.

"If, however, the land so chosen should be within the Southern Province, and consequently within the Act 10 and 11 Victoria, by which the demesne lands of that Province are ceded for a time to the New Zealand Company, with whom the Association are in treaty, it appears to me advisable that the Governor should receive, in addition, express sanction from the Company to his thus exercising the right of pre-emption in their behalf. Upon this subject, I will immediately cause a communication to be made to the Company; and the best endeavours shall be used to have all preliminary arrangements completed in time to allow the Agent of the Association to leave this country invested with the necessary powers.—I am, &c.

"The Lord Lyttelton."

"GREY."

No. 3.

"41, Churing Cross,
May 23, 1848.

"MY LORD,—I have to thank your Lord-

ship, on behalf of the Association for founding the Settlement of Canterbury, for the very favourable reply which you were so good as to give to my former letter, and to inform your Lordship that it is the intention of the Association, in consequence of that reply, to send their Agent to New Zealand by the ship advertised to sail on the 1st July, for the purposes which I have already explained. There are, however, two other points to which your Lordship's attention has already been directed by verbal communications, and upon which the Association consider it of essential importance to obtain an answer, as favourable as the encouragement which you have given them has led them to hope for.

"The first point relates to the grant of a Charter of Incorporation. The Association find themselves seriously impeded in all their proceedings by the impossibility of acting as an independent body, and by the consequent necessity of availing themselves of the assistance offered by the New Zealand Company, and the Society for the Propagation of the Gospel, in a manner calculated to involve the evils of divided responsibility and conflicting direction.

"The embarrassment which is thus produced, and the unsatisfactory position in which the Association is placed by it as regards the public, are fully recognised by the New Zealand Company, and they have offered accordingly to advance to the Association a sum of money sufficient to defray the expenses of obtaining a Charter, and to carry on their operations during the period which must intervene before they can offer land for sale.

"Under these circumstances, the Association trust that your Lordship will see no objection to the grant of a Charter of Incorporation to them; and I have to request, on their part, that your Lordship will have the goodness to direct whatever measures may be necessary for enabling them to obtain it.

"The second point on which the Association wish me to make application to your Lordship, is even more important, and relates to the question of Government for the Colonists.

"In an interview which Mr. Godley and I had with your Lordship on the 17th inst. at the Colonial Office, and which we had requested for the purpose of ascertaining whether an application from us for the grant of a Charter, generally similar to those given to the Companies who founded the early American Colonies, would be entertained, your Lordship stated that you did not think such a grant would, under existing circumstances, be possible or advisable, but that you would be prepared (if the Canterbury Settlement were founded in a part of New Zealand where no difficulty would be inter-

posed by the vicinity of other Settlements, or the presence of the Natives, or any other considerations) to advise Her Majesty to exercise in our favour the power conferred on Her by the New Zealand Government Act, and to constitute the Canterbury Settlement into a distinct Province, under the terms of that Act. Our Report of that interview was received by the Association with the greatest satisfaction; they are convinced that if the expectation thus held out be fulfilled, a most important stimulus will be given to the Colonization of the territory which is to be the scene of their operations, and that they will be enabled to carry out their views in a far more complete and satisfactory manner than they could otherwise anticipate. They believe, moreover, that the care with which the first inhabitants of the proposed Settlement will be selected, and the unity of opinion and sentiment which upon many important topics is expected to prevail among them, will give to them peculiar advantages and facilities in the exercise of the privileges with which they may be entrusted.

"I have therefore to lay before your Lordship the earnest request of the Association, that the Governor of New Zealand may be empowered to form the Site of the Canterbury Settlement into a separate Province, subject to the conditions above mentioned, as specified by your Lordship.—I have, &c.

"LYTTELTON."

"The Right Hon. Earl Grey,
&c. &c. &c."

No. 4.

"Downing-street,
31st May, 1848.

"MY LORD,—In answer to your letter of the 23rd May, 1848, on behalf of the Association for founding the Settlement of Canterbury in New Zealand, I have to inform

your Lordship that, as at present advised, I see no objection of a general nature to such an Incorporation as you suggest, and that if the Association will submit to me the draft of a Charter to the general effect stated in your letter, I will give it my immediate consideration, and shall be glad to find myself able to further the views which you have expressed respecting it.

"As to the second point to which you have called my attention, I shall be prepared to instruct the Governor of New Zealand to report to me whether the District which may be ultimately selected for the Settlement can be formed into a distinct Province in the manner in which you recommend, without injury to existing interests, and regard being had to the policy which the Governor may find it necessary to pursue with respect to the native tribes; and, if it can, what boundaries can be conveniently assigned to it.

"For this purpose, it will probably be advisable that the Agent whom you have selected should communicate the site on which he may fix immediately to the Governor, in order that I may receive that officer's report at the same time that the Association is informed of the Choice made by its Agent; and, as I consider it highly desirable that the wishes of the promoters of the enterprise should in this respect be complied with, I shall learn with satisfaction that a District is fixed upon which unites the advantage of being capable of erection into a distinct Province, with other favourable conditions for colonization.

"In transmitting copies of this correspondence to the Governor, I will not fail to express to him the desire I entertain as far as possible to meet the wishes of the Association, as I am convinced that the success of this undertaking will be attended with very great advantage both to New Zealand and to this country.—I am, &c.

"GREY."

"The Lord Lyttelton."



*Shirred
Dutton*

South Aisle

Rev. H. A. Freeman M. A.

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