

THE
SPOTSWOOD SETTLEMENT,
TARANAKI, NEW ZEALAND.

PARTICULARS, TERMS, AND CONDITIONS

OF DISPOSAL AND OCCUPATION OF

170 Acres 3 Roods 8 Perches,

DIVIDED INTO SECTIONS FOR

WORKMEN'S HOMES,

AND

130 Acres 2 Roods 20 Perches,

DIVIDED INTO SECTIONS FOR

SMALL DAIRY FARMS.

OPEN ON

TUESDAY, 5TH MAY, 1903.

WITH MAP, FROM SURVEY MADE BY L. C. SLADDER, AUTHORISED AND LICENSED
SURVEYOR.

AND ILLUSTRATIONS FROM PHOTOGRAPHS BY C. E. COTTER.



Issued under the Instructions of the Hon. T. Y. Duncanson, Minister of Lands.

WELLINGTON.

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1903.

SPOTSWOOD SETTLEMENT, TARANAKI.

Spotswood Settlement, situated between New Plymouth and the Taranaki Breakwater, has been acquired by the Government, under "The Land for Settlements Consolidation Act, 1900," from Messrs. Bailey and Mills and Mr. T. O. Kelsey—294 acres from the former and $12\frac{1}{2}$ acres from the latter.

The land for over half a century, and until recently, was farmed by Mr. John Putt and his sons, and when it came into the hands of the Government it was being successfully worked as a dairy farm, having on the property its own dairy factory, driven by water-power. In addition, however, to dairying, the late lessee, Mr. George, also did a considerable amount of cropping, and some 53 acres of wheat and oats were harvested this season, giving a good crop.

The land generally lies between Paritutu and the Main South Road. The entrance to the settlement is from the Breakwater Road, being two miles and a quarter from New Plymouth and half a mile from the Breakwater, and is approached from the Breakwater Road by a new road which will be constructed to the South Road through the settlement, and to which every section will have a frontage, with the exception, of course, of those sections which have a frontage to the South Road.

The total area now offered is 301 acres 1 rood 28 perches, of which 170 acres 3 roods 8 perches will be offered as workmen's homes in sixty-one sections, varying from 31 perches to 5 acres.

The remaining area of 130 acres 2 roods 20 perches will be offered as small farms, under ordinary Lands for Settlement conditions, in eight sections, varying in area from $8\frac{1}{2}$ acres to $33\frac{1}{4}$ acres.

The land comprises rolling, undulating, and flat land, the bulk of which, except that in crop, is under good grass, and the area towards the coast, which is sandy, having some gorse and lupin growing upon it.

The quality of the most of the land is good, being generally a sandy loam, resting on a kind of free-clay formation, and wherever worked would doubtless well repay the labour of cultivation. The larger sections are of a class suitable for small dairy farms, whilst the smaller ones have been laid off with a view to meet the requirements of all classes of persons requiring homes of their own, from the man who only wants a small section for his cottage and garden to the other who wants sufficient land for his cow, horse, or poultry.

Taken, therefore, as a whole, it is considered that the settlement is well adapted for small dairy farms as well as fruit, flower, and vegetable cultivation, and is on a sunny aspect, while its close proximity by rail and good roads to New Plymouth, the Breakwater, and surrounding districts offers an opportunity to workmen, artisans, and others to secure comfortable homes for themselves and families on a 999-years lease on moderate terms, and at the same time to enjoy many advantages altogether unobtainable in crowded cities and towns.

DIRECTIONS TO APPLICANTS FOR SECTIONS IN SPOTSWOOD SETTLEMENT.

APPLICATIONS for leases will be received up to 4 p.m. on Tuesday, 5th May, 1903, at the District Lands and Survey Office, New Plymouth. Forms of application, terms and conditions of lease in perpetuity, and pamphlets and maps may be obtained at the above-named office and at the Land Offices throughout the colony, or they will be sent by post on application.

1. Sections not applied for on the 5th May, 1903, will be open for application after the 8th May, 1903, at the District Lands and Survey Office, New Plymouth.

2. The allotments comprised in Spotswood Settlement have been classified and grouped as workmen's homes and ordinary farms. The workmen's homes have been subdivided into Subdivisions A, B, C, D, and the ordinary farms have been subdivided into Sub-

divisions E, F, G, H (as shown in schedule on pages 9 and 10 of this pamphlet).

3. The allotments for workmen's homes and the farms are for lease for 999 years, and every lease shall be subject to the existing rights to bore for and obtain petroleum from the leased land. [NOTE: It is improbable that these rights will ever be exercised.]

4. An applicant cannot apply for a section in more than one group, nor in more than one subdivision of a group.

5. Applications must be made for the whole of the allotments in the subdivision applied for, but an applicant may indicate his choice of any one allotment on the application form.

6. No person shall be allowed to acquire or hold more than one allotment. Each section is an allotment.

The present tenant of the homestead on Section 87, Block IV., Paritutu Survey District, Mr. Alfred George, has the right to make application for a lease in perpetuity of the section in terms of Sections 56 and 57 of "The Land for Settlements Consolidation Act, 1900," and the present tenant of the house on Section 103, Block IV., Paritutu Survey District, has a similar right of application for Section 103. In the event, however, of the applications not being made in terms of the Act, the sections will be open for application by the public.

7. Applications must be accompanied by a deposit of the half-year's rent of one of the allotments in the subdivision applied for, and £1 1s. lease fee.

8. Applications for ordinary farms cannot be entertained from any person who already holds or has any interest in other lands over 1,000 acres in area, including the land applied for, or who has property of the full value of three times the land applied for.

9. Applications for workmen's homes cannot be entertained from persons who already hold or have any interest in other land in the colony which, if town or suburban land, exceeds one-fourth of an acre, or, if rural land, exceeds 50 acres in area, or which exceeds in value £300, or if at the date of his application he is directly or indirectly, either by himself or jointly with any other person or persons, the owner, tenant, or occupier of any land whatsoever under "The Land for Settlements Consolidation Act, 1900," or a former Land for Settlements Act, or "The Land Act, 1892," or the owner in fee-simple, or the tenant or occupier under a lease for a term whereof not less than two years are unexpired.

10. Married women who forward their applications through the post are requested to give the full name and address of their husbands opposite the word "Occupation" on the application form.

11. Before disposing of the allotments set apart for workmen's homes the Land Board shall determine whether or not the applicant is a workman within the meaning of "The Land for Settlements Consolidation Act, 1900"; and for that purpose "workman" shall be deemed to mean any person above the age

of twenty-one years who is engaged in any form of manual, clerical, or other work for hire or reward.

12. Each applicant must satisfy the Land Board (whose decision shall be final and conclusive) that he possesses the following qualifications:—

- (1.) That he is a workman as hereinbefore defined.
- (2.) That he has the means to erect a suitable house on the land for himself and his family, and to fence and cultivate the land, or that there is a reasonable probability that he will be able to do so with the assistance of any advance that may be made to him under the provisions in that behalf.
- (3.) That he is in all respects a deserving and suitable person.

13. If any applicant fails to satisfy the Land Board as to any of the aforesaid qualifications his application shall be void.

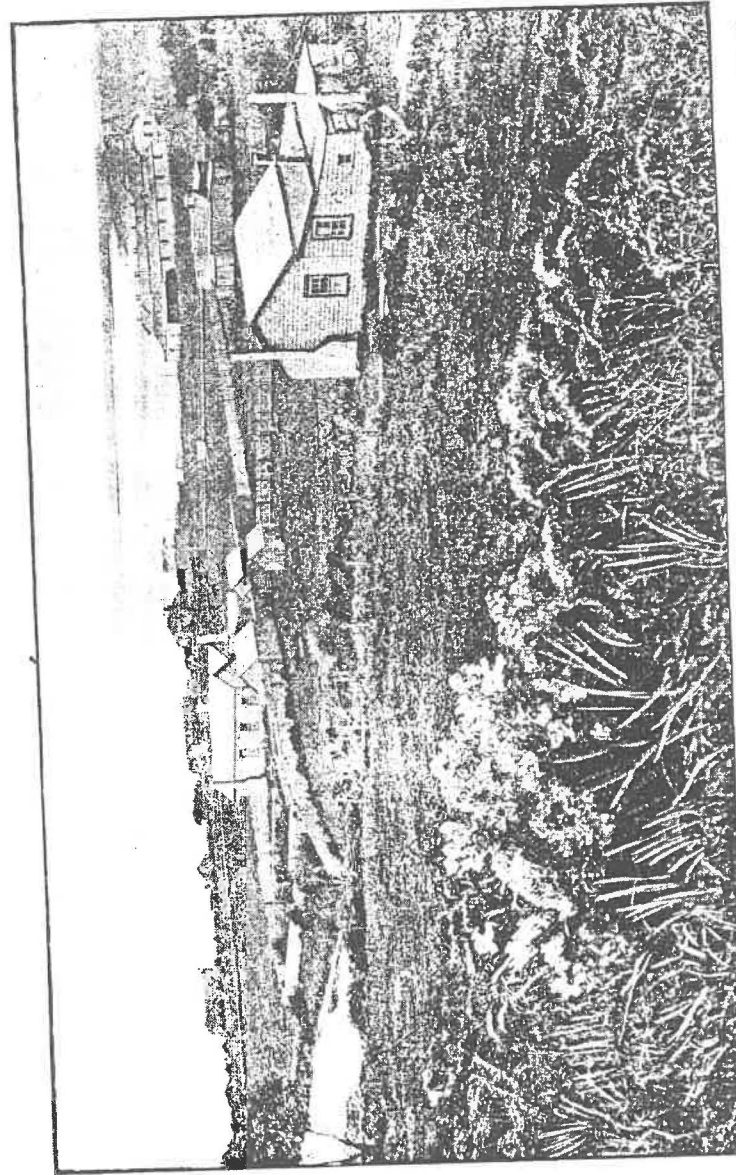
14. Selectors will have to appear personally at the Land Board meeting at the District Lands and Survey Office, New Plymouth, on Wednesday, 6th May, 1903, at 10 a.m., to answer any questions the Land Board may put.

15. Applicants who are landless shall have preference over those who are not, and the decision of the Land Board as to who of the applicants are landless and who are not shall be final and conclusive.

16. An applicant shall be deemed to be landless unless at the time of his application he already holds, under any tenure, such area of land as, in the opinion of the Land Board, is sufficient for the maintenance of himself and his family. In the case of the husband or wife, if either of them is not landless, neither of them shall be deemed to be landless. When more applications than one are made for the same land, preference shall be given to the applications from married men with families, if such applications are accepted by the Land Board.

17. If the applicant is successful in obtaining an allotment, his deposit, or a sufficient part thereof, shall be retained and applied in payment of the half-year's rent, or of the half-year's rent and sinking fund, in respect of such allotment, or of the interest only, as the case may be; the residue, if any, shall be returned to him; and he shall forthwith complete the payment of the first half-year's rent, or rent and sinking fund, if the deposit is insufficient.

18. If there are fewer applicants than there are allotments in a subdivision, then each applicant shall have the option of taking the allotment mentioned in his application, provided he is the only applicant therefor; but when two or more applicants indicate their choice for the same allotment, then the Board may, by consent of the parties, adjust the applications; but if the applicants cannot agree to such adjustment, then a ballot shall be taken.



Looking across Sections 97 to 106, showing Cottage on Section 103 on the right; also Moturoa Freezing-works on same line. (To face page 6.)

19. If there are more approved applicants in a subdivision than there are allotments available, the Land Board shall, by ballot, reduce the number of such applicants to the number of allotments available. A second ballot shall then be taken in each such subdivision as follows: The name of each candidate shall be placed separately in one box, and the number of each allotment shall be placed separately in another box, and lots shall be drawn from both boxes simultaneously; and the allotment whose number is so drawn shall go to the applicant whose name is simultaneously drawn, and he shall be deemed to be the successful applicant for that allotment. The first ballot for allotments for which there are more than one applicant on Tuesday, 5th May, will be held at the Land Office, New Plymouth, on Friday, 8th May, 1903.

20. There shall not be any right to withdraw any application, or right to claim a refund of any deposit: Provided, however, that the Board may, in its discretion, on application, permit the refund of any deposit on being satisfied that the application was genuine and made in good faith, and that the grounds of withdrawal are *bona fide* and not contrary to the spirit of the Regulations.

21. Every applicant who obtains an allotment shall, from the date of the lease, reside continuously thereon.

22. The lessee shall not transfer the land comprised in his lease within the period of five years from the date of such lease: Provided that a transfer of the lease may be made with the sanction of the Land Board and the Minister of Lands on the death of the lessee, or on the happening of any extraordinary event which in the opinion of the Land Board renders a transfer necessary or expedient.

23. The whole of the fencing and other improvements, as enumerated in the detailed descriptions of sections published herein, are included in the prices of the allotments, excepting the buildings on Sections Nos. 60, 87, and 103, Block IV., Paritutu Survey District; and the values given in the detailed descriptions on pages 11 to 20 are only for future guidance in ascertaining if the conditions of the lease, which require certain improvements to be made by the tenant, are fulfilled.

24. The successful applicant for Section 85 shall allow the haystacks at present on that section, the property of the present tenant, to remain undisturbed until the 30th day of September, 1903, and shall allow the said tenant to remove them at any time during that period.

25. The lease of Section 90 shall be subject to a water-race, and provision for allowing the water to continue to flow through the western portion of that section, in the position delineated on plan, and to the right at all times of ingress, egress, and regress by the lessee of Section 87, for the proper cleaning, repair, and maintenance of such water-race.

26. The successful applicant for Section 87, Block IV., Paritutu Survey District; the successful applicant for Section 103, Block IV.,

Paritutu Survey District; and the successful applicant for Section 60, Block IV., Paritutu Survey District, shall insure the buildings erected on these sections to their full insurable value.

27. The buildings on Sections 60, 87, and 103, Block IV., Paritutu Survey District, will become the property of the tenant by his paying the half-yearly instalments set out in the schedule on pages 9 and 10, for twenty-one years; or, should he prefer to do so, he may, with the consent of the Minister of Lands and the Land Board, elect to pay for the buildings within any shorter period, but not less than seven years.

28. The right is reserved to the Crown or to its delegated authority to lay off, cut, and construct drains and water-races over any of the land disposed of, without compensation; the rentals of the sections to be reduced in proportion to the area taken when the right has been exercised.

29. In any case where the channel of any creek, or natural or artificial water-race or watercourse, runs on more sections than one, then each lessee on whose land any part of such channel runs shall have the right to the reasonable use and enjoyment of a reasonable proportion of the water that would flow in such channel if it were not stopped or diverted by any other lessee; and, for the purpose of securing such right as between the respective lessees, it is here declared that no lessee on whose land any portion of such channel runs shall at any time alter such portion, or stop or divert the water flowing thereon, save to such extent as the Commissioner deems reasonable, and the decision of the Commissioner shall be final and conclusive.

30. Copies of the Regulations issued under the Land for Settlements Act may be had on application to any Land Office, or they will be forwarded by post to any address.

31. Intending applicants should read these Regulations carefully, and also make themselves acquainted with the questions formulated on pages 10 and 22 of the said Regulations, to which they must give written answers, and declare to.

32. Selectors are reminded that the terms as to payment of rent, &c., in advance, and fulfilment of conditions as to improvements and residence, will be strictly enforced.

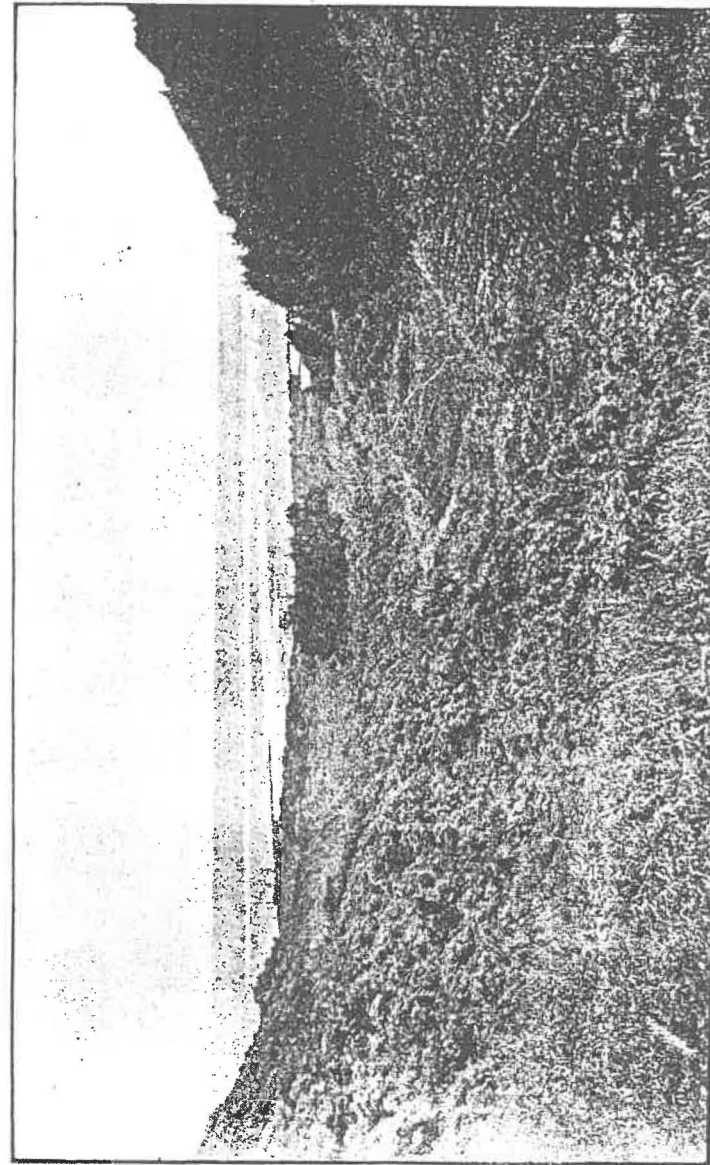
33. Deposits sent by post must be by marked cheque, draft, or post-office order, and no bank-notes, gold, or coin should be sent by post.

34. Successful applicants can take possession on the day of ballot.

35. Detailed descriptions of sections will be found on pages 11 to 20.

36. Schedules of sections, areas, and half-yearly rentals will be found on pages 9 and 10.

37. For large scale-map of Spotswood Settlement see Land District Poster-map No. 161.



Looking Northward across Sections 27 and 97 to 107. New Plymouth Breakwater in the Distance. [To face page 8

SPOTSWOOD SETTLEMENT.

301 acres 1 roods 28 perches, divided into Sections for Workmen's Homes and Dairy Farms.

OPEN ON TUESDAY, 5th MAY, 1903.

(For description of each Section see pages 11 to 20.)

Taranaki Land District.

PARITUTU SURVEY DISTRICT.—TARANAKI COUNTY.

Section.	Block.	Area.	Lease in Perpetuity: Half-yearly Rent, 5 per Cent.
GROUP I.—WORKMEN'S HOMES.			
<i>Subdivision A.</i>			
		A. R. P.	£ s. d.
26	IV.	0 1 5	0 19 6
29	"	0 1 23	1 5 6
30	"	0 1 14	1 1 0
97	"	0 0 31	0 19 0
98	"	0 0 39	1 5 0
99	"	0 1 0	1 6 0
100	"	0 1 0	1 6 0
101	"	0 1 0	1 5 6
102	"	0 1 0	1 5 6
103	"	0 2 8	3 0 6
104	"	0 0 35	0 13 0
105	"	0 0 34	1 6 0
106	"	0 1 1	1 11 0
107	"	0 0 38	1 8 0
<i>Subdivision B.</i>			
27	IV.	2 0 10	2 15 0
31	"	1 1 5	2 15 0
32	"	1 0 32	2 13 0
33	"	1 1 12	2 19 0
34	"	1 0 1	2 16 0
37	"	1 0 26	2 16 0
43	"	1 1 39	3 10 0
46	"	1 3 11	4 5 0
<i>Subdivision C.</i>			
35	IV.	2 3 10	5 7 6
47	"	2 0 24	4 12 6
49	"	2 2 6	5 9 0
51	"	2 1 11	5 10 0
65	"	3 1 18	6 12 6
68	"	3 1 0	5 13 9
71	"	3 0 0	4 17 6
78	"	3 0 35	6 2 6
82	"	3 1 9	4 17 6
83	"	3 1 11	5 10 0
84	"	3 0 32	7 17 6
85	"	3 1 36	7 17 6
86	"	3 0 0	6 15 0
88	"	3 0 0	6 12 6
91	"	3 0 0	6 12 6
92	"	3 1 15	5 2 6
93	"	3 0 0	6 10 0
94	"	3 0 0	6 12 6
96	"	2 3 22	6 5 0

* Interest and sinking fund on building valued at £100, repayable in twenty-one years by half-yearly instalments of £3 18s. Total half-yearly, £6 18s. 6d.

† Temporary grazing license, which must be taken at a half-yearly rental of 18s. by the successful applicant for Section 103.

PARITUTU SURVEY DISTRICT.—TARANAKI COUNTY—continued.

Section.	Block.	Area.	Lease in Perpetuity: Half-yearly Rent, 5 per Cent.
GROUP I.—WORKMEN'S HOMES—continued.			
Subdivision D.			
		A. R. P.	£ s. d.
36	IV.	5 0 0	7 13 9
44	"	5 0 0	7 8 9
43	"	5 0 0	8 3 9
50	"	5 0 0	8 6 3
52	IV.	5 0 0	8 16 3
55	"	4 0 4	6 0 6
56	"	4 2 39	8 12 6
57	"	5 0 0	7 5 0
59	"	5 0 0	7 5 0
61	"	4 0 12	7 17 6
69	"	5 0 0	6 12 6
70	"	5 0 0	7 10 0
74	"	5 0 0	8 10 0
75	"	5 0 0	8 0 0
76	"	5 0 0	7 12 6
77	"	5 0 0	9 10 0
79	"	4 1 13	8 15 0
80	"	4 0 10	6 18 0
81	"	4 3 22	6 5 0
89	"	4 0 0	8 12 6
96	"	4 0 35	8 17 6

Section.	Block	Area.	Lease in Perpetuity: Rent, 5 per Cent.	
			Rent per Acre per Annum.	Half-yearly Rent.

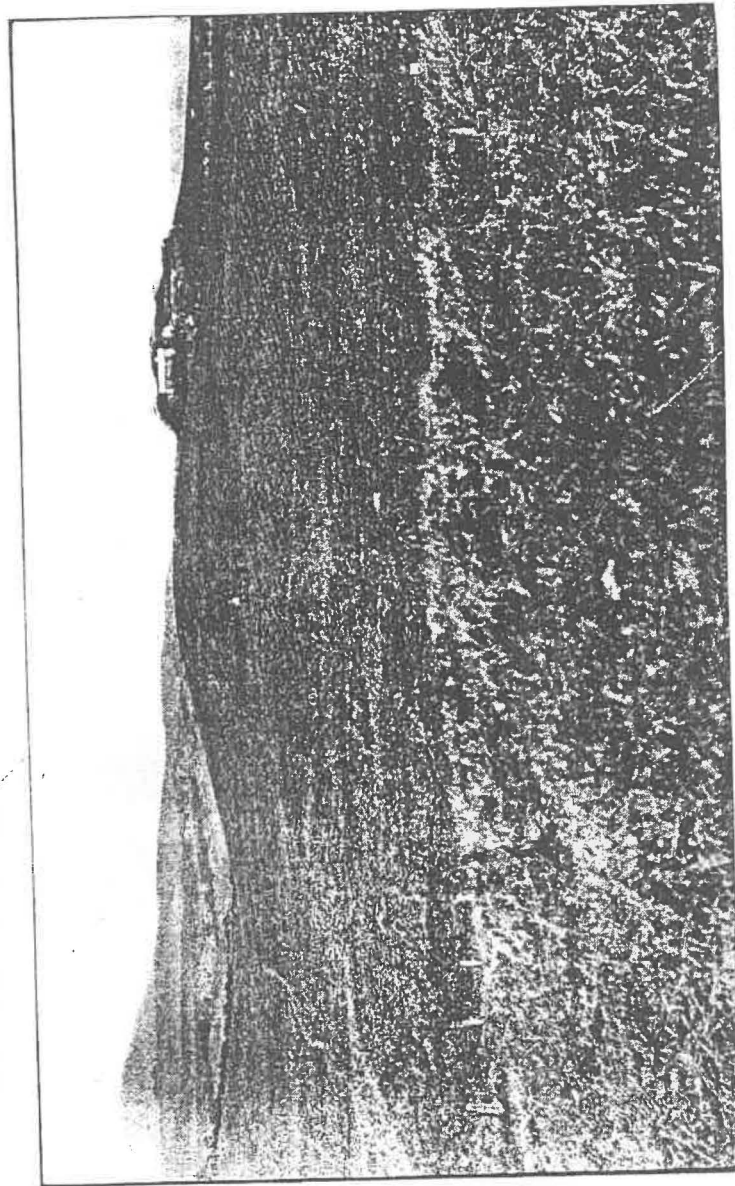
GROUP II.—DAIRY FARMS.				
Subdivision E.				
		A. R. P.	£ s. d.	£ s. d.
58*	IV.	19 2 0	0 1 6	0 14 8
60	"	33 3 0	1 2 6	18 19 8
				21 5 6
Subdivision F.				
87	IV.	19 2 0	2 5 0	21 18 9
				9 5 8
				1 12 9
Subdivision G.				
62	IV.	10 0 20	2 5 0	11 7 10
63	"	9 1 0	1 18 0	8 15 0
66	"	9 2 0	2 0 0	9 10 0
60	"	11 3 0	2 5 0	19 4 5
Subdivision H.				
64	IV.	8 3 0	2 0 0	8 15 0
67	"	8 2 0	2 0 0	8 10 0

* Temporary grazing license, which must be taken at a half-yearly rental of 14s. 8d. by the successful applicant for Section 60.

† Interest and sinking fund on buildings valued at £10, repayable in twenty-one years by half-yearly instalments of £1 11s. 2d. Total half-yearly, £20 10s. 10d.

‡ Interest and sinking fund on buildings valued at £238, repayable in twenty-one years by half-yearly instalments of £9 5s. 8d.

§ Interest and sinking fund on other buildings which may be removed by present tenant, but if not removed valued at £42, repayable in twenty-one years by half-yearly instalments of £1 12s. 9d. Total half-yearly, £2 17s. 2d.



To face page 10.

Looking across Settlement from Section 34 towards Cottage on Section 60.

DETAILED DESCRIPTIONS OF SECTIONS IN SPOTSWOOD SETTLEMENT.

The following detailed descriptions of the soil and character of each section in the Spotswood Settlement, to be offered for lease on Tuesday, the 5th May, 1903, are furnished for the general information of intending purchasers, who are recommended, nevertheless, to visit the land and inspect it for themselves, the Crown not being in any way responsible for the absolute accuracy of every description.

WORKMEN'S HOMES.

Section 27 lies between the Ngamotu Road and the Hongihongi Stream. It is accessible from New Plymouth by the Main South Road, Breakwater and Ngamotu Roads, 2 miles 26 chains; and from the Breakwater by the Breakwater and Ngamotu Roads, 47 chains. The section consists of somewhat steeply falling rough grass land, with a considerable amount of fern and lupin on it. The swamp to the eastward forms a natural boundary. The soil on the central portion is sandy, and elsewhere a sandy loam. Well watered by the Hongihongi Stream.

Sections 28 and 29, situated to the north of and fronting the Ngamotu Road, are accessible from New Plymouth similarly as Section 27, and 2 miles 40 chains therefrom; or from the Breakwater, 61 chains. The sections comprise easy rising land from the frontage to the back boundary, where about one-third of each section is in furze, the balance in front being in fair old grass. The soil is a sandy loam on a clay formation. The general quality of sections is good.

Sections 30 and 34, situated to the north of and fronting the Ngamotu Road, are accessible from New Plymouth by the Main South, Breakwater, and Ngamotu Roads, 2 miles 43 chains; and distant from the Breakwater by the Ngamotu Road, about 64 chains. The sections comprise gently rising and undulating land, with about three-quarters of each section in old grass, the remainder at the back being in furze and lupin. The soil over the greater part is good, being a deep sandy loam on a clay subsoil.

Sections 31 and 32, situated to the south of the Ngamotu Road, are accessible from New Plymouth by the Main South, Breakwater, and Ngamotu Roads, 2 miles 39 chains; and from the Breakwater by the Breakwater and Ngamotu Roads, 58 chains. On the immediate frontages the land is of easy slopes, then falling somewhat steeply to the Hongihongi Stream. The whole of the sections are in surface-sown English grasses. The general quality of the soil is good, being a sandy loam on a clay subsoil; watered by the Hongihongi Stream, which forms a natural boundary on the west.

Sections 33 and 35, fronting the Ngamotu Road, are accessible from New Plymouth by the Main South, Breakwater, and Ngamotu Roads, 2 miles 41 chains; and from the Breakwater by the Breakwater

and Ngamotu Roads, 61 chains. In contour they are fairly flat or slightly rising on the immediate frontage, then falling rapidly to the Hongihongi Stream. Apparently these sections have never been ploughed, but are in fair surface-sown grasses. The general quality of sections is good, with a deep sandy loam on a clay subsoil. The back portions of the sections are watered by the Hongihongi Stream, which forms a natural boundary.

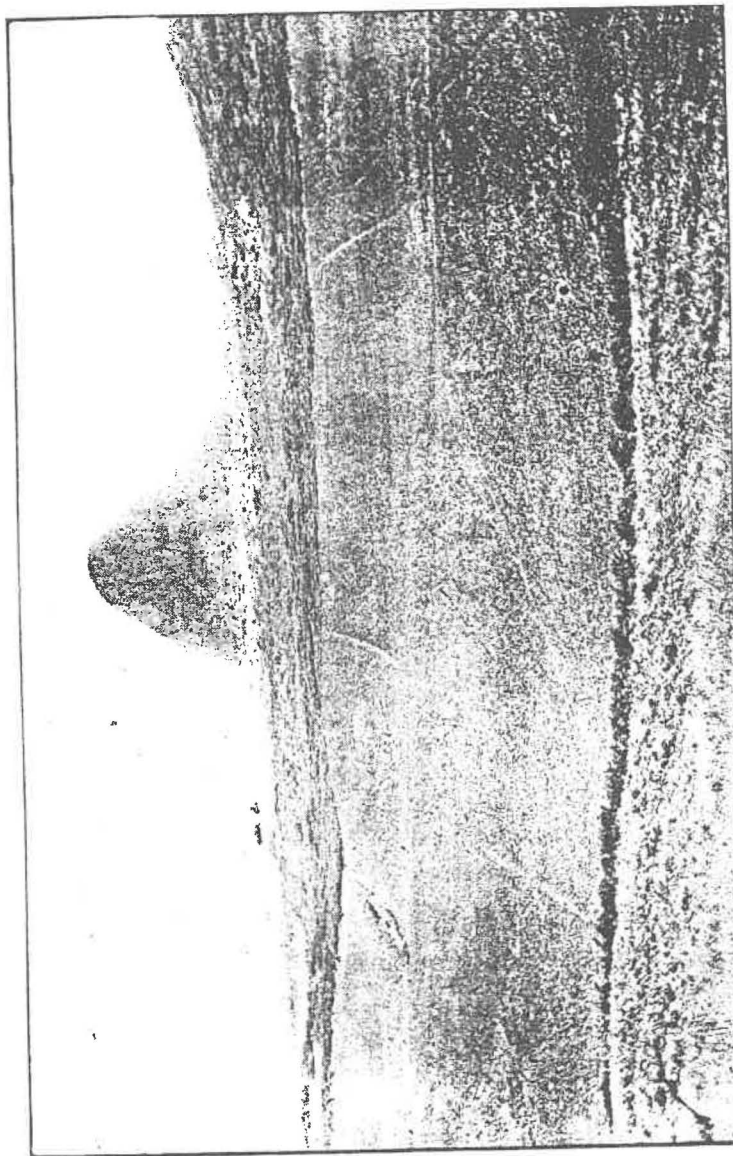
Section 36, on the Ngamotu Road, is 2 miles 43 chains from New Plymouth by the Ngamotu, Breakwater, and Main South Roads, and 63 chains from the Breakwater. About $1\frac{1}{2}$ acres on frontage is fairly flat old grass land, then somewhat broken by intersecting hollows to the Hongihongi Stream; south of this stream the ground rises somewhat steeply to the back boundary; the whole being in natural and surface-sown English grasses intermixed with fern, &c. The general quality of the soil is good, being a sandy loam on clay formation; well watered. The improvements, which are included in the price of the land, are 6 chains fencing, valued at £1 10s.

Section 37, situated north of and fronting the Ngamotu Road, is accessible from New Plymouth by the Main South, Breakwater, and Ngamotu Roads, 2 miles 45 chains; and from the Breakwater, 66 chains. Two-thirds of the section towards the front is gently rising land in oat stubble and coarse grasses, the remainder being furze and fern intermixed with grass, &c. The soil is a sandy loam.

Sections 43 and 46, fronting the Ngamotu Road, are accessible from New Plymouth by the Main South, Breakwater, and Ngamotu Roads, 2 miles 49 chains; and from the Breakwater, 69 chains. About two-thirds of each, comprising the front portions, is practically flat land in oat stubble and coarse grasses, the remainder being under furze and lupin. The general quality of the sections is good, the soil on the southern part being a deep sandy loam; on the northern part it is somewhat more sandy.

Sections 47, 49, and 51: These sections, situated to the north of the Ngamotu Road, are accessible from New Plymouth by the Main South, Breakwater, and Ngamotu Roads, 2 miles 52 chains to 2 miles 56 chains; and from the Breakwater, 72 to 76 chains. They comprise slightly undulating and flat land, of which about $1\frac{1}{4}$ acres of Section 47, $1\frac{1}{4}$ acres of Section 49, and the whole of Section 51 are in oat stubble and reverted coarse grasses; the remaining portions of Sections 47 and 49 being under furze and lupin, the soil here being sandy. The average quality, however, is good, the soil over the greater part being a deep sandy loam.

Section 44, situated to the south of and fronting the Ngamotu Road, is accessible from New Plymouth by the Main South, Breakwater, and Ngamotu Roads, 2 miles 46 chains; and from the Breakwater, distant about 66 chains. Though somewhat broken on its frontage, the portion immediately north of the Hongihongi Stream is undulating and flat, while the southern end is steeply rising natural pasture land. The general quality of the section is fairly good, the soil being a deep sandy loam on a clay subsoil. The sec-



From a Point on Section 71, looking Northward across Settlement towards Paritutu. To face page 12.

tion is well watered. The improvements, which go with the land, are 7 chains intersecting fence, valued at £1 15s.

Sections 48, 50, and 52, situated to the south of and fronting the Ngamotu Road, are accessible from New Plymouth by the Main South, Breakwater, and Ngamotu Roads, 2 miles 49 chains to 2 miles 56 chains; and from the Breakwater, 69 to 76 chains. The portions of the sections north of the intersecting fence consist of easy undulating and flat land, in oat stubble and reverted rib and other coarse grasses. Back portions of sections are in rough native pasture. The general quality of the sections is good, the soil being a sandy loam on a light clay subsoil. Section 48 has a little water at the head of the Hongihongi Stream. The improvements, which are included in the price of the land, are as follows: Section 48, 3 $\frac{1}{4}$ chains fencing, valued at 19s. 6d.; Section 50, 3 $\frac{1}{4}$ chains fencing, valued at £1 1s.; and Section 52, 3 $\frac{1}{4}$ chains fencing, valued at £1 2s. 6d.

Sections 55, 57, and 59, situated at the north of and fronting the Ngamotu Road, are accessible from New Plymouth by the Main South, Breakwater, and Ngamotu Roads, 2 miles 61 chains to 2 miles 67 chains, or by the Main South and Ngamotu Roads, 2 miles 78 chains to 3 miles 4 chains; and from the Breakwater by the Breakwater and Ngamotu Roads, 81 to 87 chains. The sections comprise flat and slightly undulating land, of which about two-thirds of each is in oat stubble and reverted coarse grasses, the remaining one-third being in furze and lupin. The general quality of the frontage two-thirds is good, the soil being a deep sandy loam. On the back portions, however, it is lighter and somewhat more sandy. The improvements, which go with the land, consist of, on Section 55, 10 chains of old wire fence with furze hedge, valued at £1 10s.

Sections 56, 61, and 65, situated to the south and east of the Ngamotu Road, are accessible from New Plymouth by the Main South, Breakwater, and Ngamotu Roads, 2 miles 61 chains to 2 miles 77 chains; or by the Main South and Ngamotu Roads, 2 miles 58 chains to 2 miles 78 chains; from the Breakwater by the Ngamotu Road, 1 mile to 1 mile 17 chains. The sections are either slightly undulating or flat land in wheat and oat stubble and reverted coarse grasses. The general quality of the land is very good, the soil being a deep sandy loam on a free clay subsoil. The improvements, which are included in the price of the land, are as follows: Section 56, 11 chains intersecting furze-and-wire fence, valued at £2 4s.

Section 68, situated to the north of and fronting the Ngamotu Road, is accessible from New Plymouth by the Main South Road and Ngamotu Road, 2 miles 54 chains; and from the Breakwater by the Ngamotu Road, 1 mile 26 chains. The section consists of flat and undulating land, the frontage half being in wheat stubble and reverted coarse grasses, the back portion in natural rough pas-

ture. The general quality is good, the soil being a deep sandy loam. The improvements, which are included in the price of the land, consist of 5 chains of intersecting fence, valued at £1.

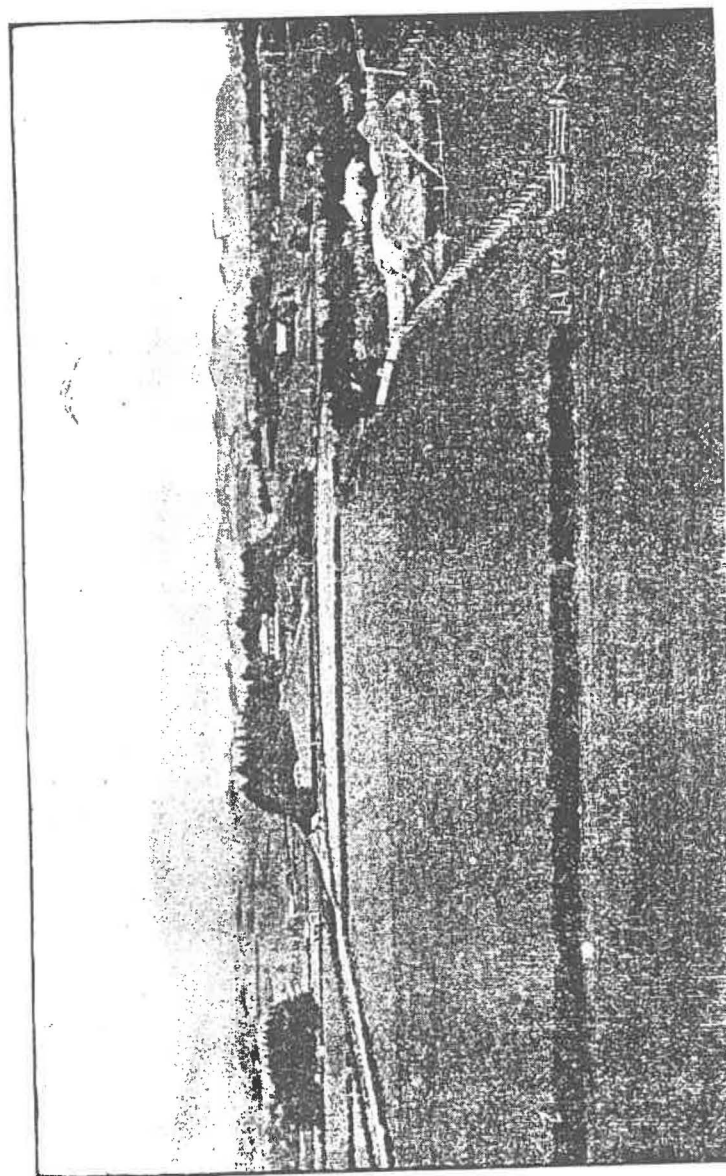
Section 69, situated between the Ngamotu Road and the Herekawe Stream, is accessible from New Plymouth by the Main South and Ngamotu Roads, 2 miles 57 chains; and from the Breakwater by the Breakwater and Ngamotu Roads, 1 mile 27 chains. A small area on the frontage is flat land, in wheat stubble and reverted coarse grasses. The principal part of section is hilly grazing land, in fairly good grass, though rough in places. The general quality of the section is good, and well watered at the back by the Herekawe Stream. The improvements, which are included in the price of the land, consist of 5 chains fencing near frontage, valued at £1.

Section 70, situated to the south of and fronting the Ngamotu Road, is accessible from New Plymouth by the Main South and Ngamotu Roads, 2 miles 54 chains; and from the Breakwater by the Ngamotu Road, 1 mile 30 chains. About one-third of the section on the frontage is fairly flat, partly in wheat stubble, and partly in good grass cut for hay last season; the back portion of section falls somewhat steeply, but all in good pasture; the soil is good, being a deep sandy loam. The section is well watered at the back. The improvements, which are included in the price of the land, consist of 5 chains intersecting furze hedge, &c., valued at £1 12s.

Section 71, situated to the north of and fronting the Ngamotu Road, is accessible from New Plymouth by the Main South and Ngamotu Roads, 2 miles 52 chains; or from the Breakwater by the Ngamotu Road, 1 mile 29 chains. The section comprises flat and undulating land, a small area on the frontage being in wheat stubble and reverted coarse grasses, the remainder being in good mixed English grasses, and the back portion in rough natural pasture. The general quality is good, the soil being a sandy loam on a free clay subsoil. The improvements, which are included in the price of the land, are 6½ chains fencing, valued at £1 19s.

Sections 74 and 77, situated to the south of and fronting the Ngamotu Road, are accessible from New Plymouth by the Main South and Ngamotu Roads, distant 2 miles 50 chains; or from the Breakwater by the Ngamotu Road, 1 mile 37 chains. The sections comprise gently rising and undulating well-grassed land in good pasture, the back portion of Section 74 falling to the north. The general quality of the sections is good, the soil being a deep sandy loam. The improvements, which are included in the price of the land, on Section 74, consist of 6 chains intersecting furze hedge, valued at £1 4s.

Sections 75 and 76, situated to the north of and fronting the Ngamotu Road, are distant about 2 miles 49 chains from New Plymouth by the Ngamotu and Main South Roads, or 1 mile 34 chains from the Breakwater by the Ngamotu and Breakwater Roads. There is a strip of flat land on the frontage to each section, then



To face page 14.
Sections 64 to 90, and Homestead on Section 87 to the Right.

rising about a hundred feet to some fairly flat land on the top of hill, and again falling to back boundary. The portions of sections to the south of intersecting fence are all in good grasses, a crop of hay having been taken off this season; the back part of these sections is in rough natural pasture. The general quality of the soil is good. The improvements, which are included in the price of the land, are as follows: Section 75, $6\frac{1}{2}$ chains fencing, valued at £1 18s. 6d.; Section 76, $6\frac{1}{2}$ chains of fencing, valued at £2 2s.

Section 78, situated to the north of and fronting the Ngamotu Road, is distant from New Plymouth by the Main South Road 2 miles 43 chains, and from the Breakwater 1 mile 37 chains. The section is flat on the frontage, and the remainder is easy rising sideling; all in good grass. The general quality of the section is good. The improvements, which are included in the price of the land, consist of $3\frac{1}{2}$ chains fencing on the frontage, valued at £1 6s.

Section 79 is situated at the junction of the Ngamotu and Main South Roads, distant from New Plymouth 2 miles 31 chains, or from the Breakwater 1 mile 13 chains by the Barrett Road, or 1 mile 41 chains by the Ngamotu Road. The section is level on the frontage, the remainder being easy rising sideling land; all in good grass. The general quality of the section is fairly good, with a light loamy soil. The improvements, which go with the price of the land, consist of $11\frac{1}{2}$ chains of fencing, valued at £4 12s.

Sections 80 and 81: These sections are about 2 miles 28 chains from New Plymouth by the Main South Road, which they front, 1 mile 18 chains from the Breakwater by the Barrett Road, or 1 mile 54 chains by the easier-graded Ngamotu Road. They comprise hilly well-grassed land facing the south-east. The general quality of the soil is good, being a light loam on a clay subsoil. The improvements, which are included in the price of the land, are as follows: Section 80, $2\frac{1}{2}$ chains fencing near frontage, valued at £1; Section 81, $2\frac{1}{2}$ chains fencing near frontage, valued at 18s.

Sections 82 and 83: Section 82 is situated at the junction of the Barrett and Main South Roads, 2 miles 25 chains from New Plymouth, or 1 mile 13 chains from the Breakwater by the Barrett Road. Section 83 is 2 miles 34 chains from New Plymouth by the Main South Road, or 1 mile 5 chains from the Breakwater by the Barrett Road, which it fronts. The frontage portion of both sections is flat, remainder sideling land; all in good English pasture. The general quality of both sections is fairly good. The improvements, which are included in the price of the land, are as follows: Section 82, 10 chains fencing, valued at £3; Section 83, 4 chain fencing near frontage, valued at £1 4s.

Section 84, situated at the junction of the Ngamotu and South Roads, is accessible from New Plymouth by the Main South Road, 2 miles 35 chains; and from the Breakwater by the Ngamotu Road, 1 mile 42 chains. The section is all flat well-grassed land, the general quality of which is very good, being a deep sandy loam on a

free-clay subsoil. The improvements, which are included in the price of the land, consist of 3 chains of intersecting fence, valued at 18s.; and 3½ chains on frontage, valued at £1 8s.

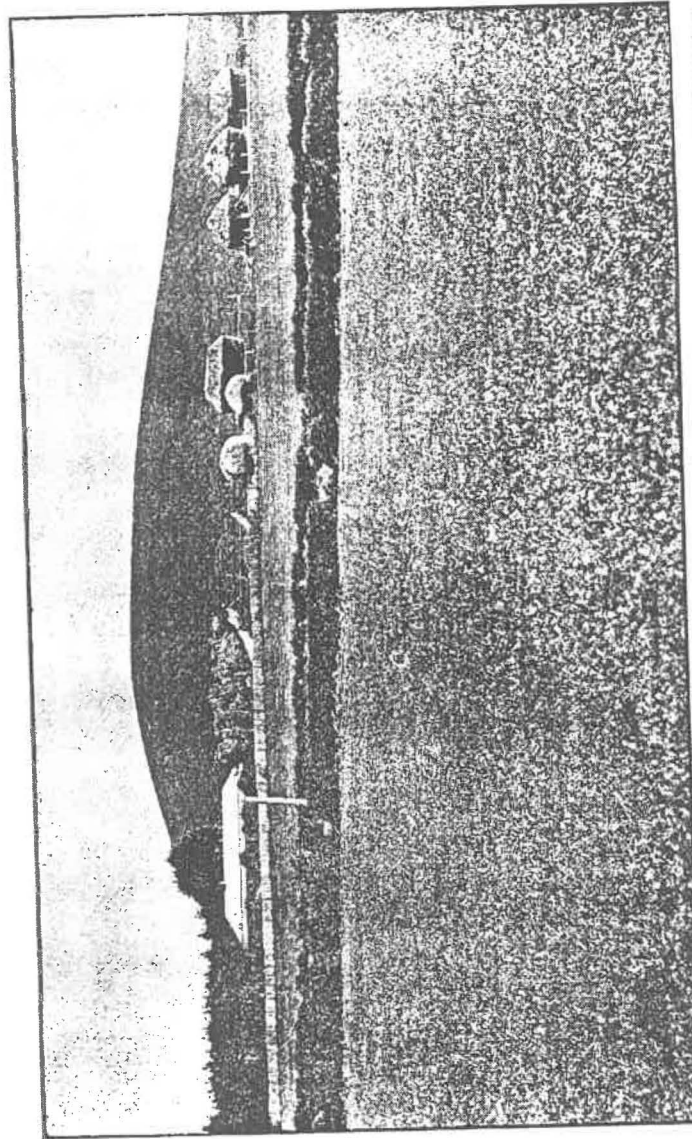
Section 85, situated to the west of and fronting the Main South Road, is accessible from New Plymouth by the Main South Road, distant 2 miles 42 chains; and from the Breakwater by the Barrett Road, 1 mile 27 chains; or by the easier-graded Ngamotu Road, 1 mile 56 chains. The front portion is all flat land, and the back portion is either flat or easy rising to the westward, the whole being in good pasture. The general quality of the soil is a deep sandy loam on a clay subsoil, and very good. The improvements, which are included in the price of the land, consist of 8 chains intersecting fence valued at £2; and 3½ chains fencing on frontage, valued at £1 8s.

Sections 86, 88, 91, 93, 94, and 95 are situated to the east of and fronting the Main South Road. They are accessible from New Plymouth by the Main South Road, distant 2 miles 34 chains to 2 miles 59 chains. In contour these sections consist of easy undulating and flat well-grassed land. The general quality of the soil is good, being a deep sandy loam on a light clay subsoil. Sections 88, 89, and 93 have a little water in the stream-heads at the back boundary. The improvements, which are included in the price of the land, are as follows: Section 86, 18½ chains fencing on the boundaries, valued at £5 12s.; Section 88, 8½ chains of boundary-fences, valued at £2 10s.; Section 91, 7¾ chains of boundary-fences, valued at £2 18s. 3d.; Section 93, 10 chains boundary-fences, valued at £2 18s. 3d.; Section 94, 6¾ chains of boundary-fences, valued at £1 19s. 4d.; and Section 95, 19¼ chains boundary-fences, valued at £6 14s. 10d.

Section 89, situated to the west of and fronting the Main South Road, is accessible from New Plymouth by the Main South Road, 2 miles 50 chains; and from the Breakwater *via* the Ngamotu Road, 1 mile 86 chains. The section is almost all flat well-grassed land, a small portion at back dipping into a hollow with native bush. The general quality of the soil is good, being a deep sandy loam on clay, fairly watered at back by apparently permanent springs. The improvements, which are included in the price of the land, consist of 6¼ chains of boundary and interior fences, valued at £1 17s. 9d.

Sections 92 and 96, situated to the westward of the Main South Road, are accessible from New Plymouth, which is distant by the Main South Road 2 miles 59 chains, and from the Breakwater by the Main South and Ngamotu Roads 1 mile 72 chains. The sections comprise all well-grassed flat land. The general quality of the sections is good. The improvements, which are included in the price of the land, are as follows: Section 92, 14 chains boundary-fences, valued at £2 19s. 6d.; Section 96, 15½ chains boundary-fences, valued at £4 8s. 4d.

Sections 97 and 98, situated to the west and fronting the Ngamotu Road, are accessible from New Plymouth by the Main South



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The Homestead and Surroundings on Section 87.

and Breakwater and Ngamotu Roads, 2 miles 21 chains; or from the Breakwater, 41 chains. About half of sections near their frontages consists of easy sloping ground; remainder somewhat steeply rising and broken, under furze and fern. The soil varies from a sandy to a sandy loam.

Sections 99, 100, 101, and 102, situated to the west of and fronting the Ngamotu Road, are accessible from New Plymouth by the Main South, Breakwater, and Ngamotu Roads, 2 miles 23 chains to 2 miles 26 chains; or from the Breakwater, 43 to 46 chains. The sections consist of land rising from the frontage towards the back, and are in rough grasses, fern, and scattered furze. The soil is sandy or a sandy loam.

Sections 103 and 104, situated between the Ngamotu Road and Hongihongi Stream, are accessible from New Plymouth by the Main South, Breakwater, and Ngamotu Roads, distant about 2 miles 19 chains to 2 miles 23 chains; or, from the Breakwater, 39 to 42 chains. The sections comprise mostly flat land, dropping a little to the Hongihongi Stream, which forms a natural boundary to the west. The sections are in good mixed grasses, and under garden and plantation. The general quality of the land is good, the soil being a deep sandy loam; and both sections are well watered. The successful applicant for Section 103 will be required to take a temporary license under section 116 of "The Land Act, 1892," over Section 104, at a rental of £1 6s. per annum. The improvements which are included in the price of the sections are as follows: Section 103, 2½ chains fencing, valued at 12s. 6d., and ¼ acre garden, valued at £5; on Section 104 there are 2 chains fencing, valued at 8s. The improvements not included in the price of sections are as follows: Section 103, dwellinghouse of wood, containing seven rooms, with iron roof and three iron chimneys, valued at £100; repayable in twenty-one years by half-yearly instalments of £3 18s.

Sections 105, 106, and 107, situated to the east of and fronting the Ngamotu Road, are accessible from New Plymouth by the Main South, Breakwater, and Ngamotu Roads, distant 2 miles 24 chains to 2 miles 26 chains; and from the Breakwater, 44 to 46 chains. The sections are mostly flat or slightly broken land, in coarse grasses, fern, &c. The general quality of the soil is good, being a deep sandy loam; watered by the Hongihongi Stream, which forms a natural boundary on the west to all of the sections.

DAIRY FARMS.

Section 58 is situated on the Paritutu Road. It is accessible from New Plymouth, which is distant by the Main South, Ngamotu, and Paritutu Roads 2 miles 78 chains; and from the Breakwater by the Ngamotu and Breakwater Roads, 1 mile 18 chains. The section is hilly and broken and falling to the coast-line, and the

general quality of the soil is inferior, being chiefly drifting sand or bare clay. The eastern end is in furze and lupin. The improvements, which are included in the price of the land, consist of 16 chains of boundary and intersecting fences, valued at £10.

Section 60 is situated with a frontage to the Ngamotu Road, and is accessible from New Plymouth by the Main South, Breakwater, and Ngamotu Roads, 2 miles 76 chains; or by the Main South and Ngamotu Roads, 2 miles 76 chains; and from the Breakwater, 1 mile 9 chains. The section consists chiefly of hilly and somewhat broken land, nearly all in fair old pasture, with a strip of bare sand and clay along the northern boundary. The portion of section eastward of intersecting fence, about 4 acres in extent, is nearly flat or easy undulating land; between the old cottage and road it is in oat stubble and reverted coarse grasses; north of the cottage in oat stubble and young ryegrass. The general quality of the soil is good, being a deep sandy loam on a sandy clay subsoil; well watered by the Herekawe and branch creek. The improvements which are included in the price of the land consist of 12 chains fencing, valued at £3; well, £10. The improvements not included in the price of the land consist of five-roomed cottage in poor repair, valued at £40, repayable in twenty-one years by half-yearly instalments of £1 11s. 2d. The successful applicant for this section will be required to take a temporary license, under section 116 of "The Land Act, 1892," of Section 58, above described, at a rental of £1 9s. 4d. per annum.

Section 62, situated between the Ngamotu Road and the Herekawe Stream, is accessible from New Plymouth by the Main South, Breakwater, and Ngamotu Roads, 2 miles 71 chains, or from the Breakwater by the Breakwater and Ngamotu Roads, 1 mile 11 chains; and by the Main South and Ngamotu Roads, 2 miles 73 chains. Fully one-half of the section towards the frontage is flat land in good mixed grasses, with the exception of the portion between the intersecting fence and road, which is in oat stubble. The back portion of section falls rapidly to the Herekawe Stream, which is the eastern boundary. The general quality is good, the soil being a deep sandy loam on a light clay subsoil; well watered. The improvements, which are included in the price of the land, consist of 5 chains of intersecting fences valued at £1.

Section 63, also lying between the Ngamotu Road and the Herekawe Stream, is similarly accessible as Section 62, 2 miles 74 chains from New Plymouth, or 1 mile 14 chains from the Breakwater. With the exception of a small area of level land on the frontage, this section comprises hilly and sloping land, well grassed. A small portion on frontage is in oat stubble and coarse grasses. The quality of soil is generally good, being a deep sandy loam on a light clay subsoil; and the section is well watered throughout. The improvements, which are included in the price of the land, consist of 4 chains fencing, valued at 16s.

Sections 64 and 66, situated between the Ngamotu Road and the Herekawe Stream, are accessible from New Plymouth by the Main South and Ngamotu Roads, 2 miles 67 chains; or from the Breakwater by the Ngamotu and Breakwater Roads, 1 mile 21 chains. Generally speaking, these sections comprise hilly grazing land, with a sufficient level area on the frontage for building purposes. The soil is mostly of a deep sandy loam on a free-clay subsoil; well watered at the back by the Herekawe Stream and also by a branch creek.

Section 67, situated between the Ngamotu Road and the Herekawe Stream, is accessible from New Plymouth by the Main South and Ngamotu Roads, 2½ miles distant; or from the Breakwater by the Ngamotu Road, 1 mile 22 chains. A small area on the frontage is flat, but the greater part of the section is hilly or sloping grazing land, in fairly good grass, though poor in places. The general quality of the section is good, and it is well watered at the back by the Herekawe Stream. The improvements, which are included in the price of the land, consist of 5½ chains intersecting post-and-wire fence with furze hedge, valued at £1 2s.

Section 87 is situated between the Main South Road and the Herekawe Stream. The distance from New Plymouth by the Main South Road is 2 miles 45 chains, and from the Breakwater by the Main South and Ngamotu Roads 1 mile 60 chains. The section comprises flat and slightly hilly land, all in good pasture, though the grass on the back portion is somewhat coarse in places. The general quality of the section is good, the soil being a deep sandy loam on a clay subsoil, generally well watered. The improvements which are included in the price of the land consist of 44 chains of boundary and interior fences, valued at £15; garden, plantation, &c., £25. The improvements which are not included in the price of the land consist of an eight-roomed dwellinghouse, with passage, two brick chimneys (one double and one single); house built of rimu and kauri; three rooms dressed wood in ceilings, other rooms scrim and paper; corrugated-iron roof: valued in all at £225. Old wooden dairy, valued at £8; open cart-shed, valued at £5. Total value of buildings, £238, repayable in twenty-one years by half-yearly instalments of £9 5s. 8d. There are also on this land other buildings which the present occupier has the right of removal of, but in the event of them becoming the property of the Government they are valued as follows: Dairy-factory building, with water-wheel, £35; calf-shed, £2; cowshed £5. Total additional value of buildings, £42; also repayable in twenty-one years by half-yearly instalments of £1 12s. 9d.

Section 90 fronts the Main South Road at a distance of 2 miles 54 chains from New Plymouth, and 1 mile 69 chains from the Breakwater by the South and Ngamotu Roads. The section comprises in the greater part flat land, the back portion falling to the Herekawe Stream. The whole of section is in good pasture. The

general quality of section is good, the soil being a deep sandy loam on a free-clay subsoil; well watered, at the back by the Horekawa Stream. The improvements, which are included in the price of the land, consist of 80 chains of boundary and interior fencing, valued at £6 12s.

By Authority: JOHN MACKAY, Government Printer, Wellington.

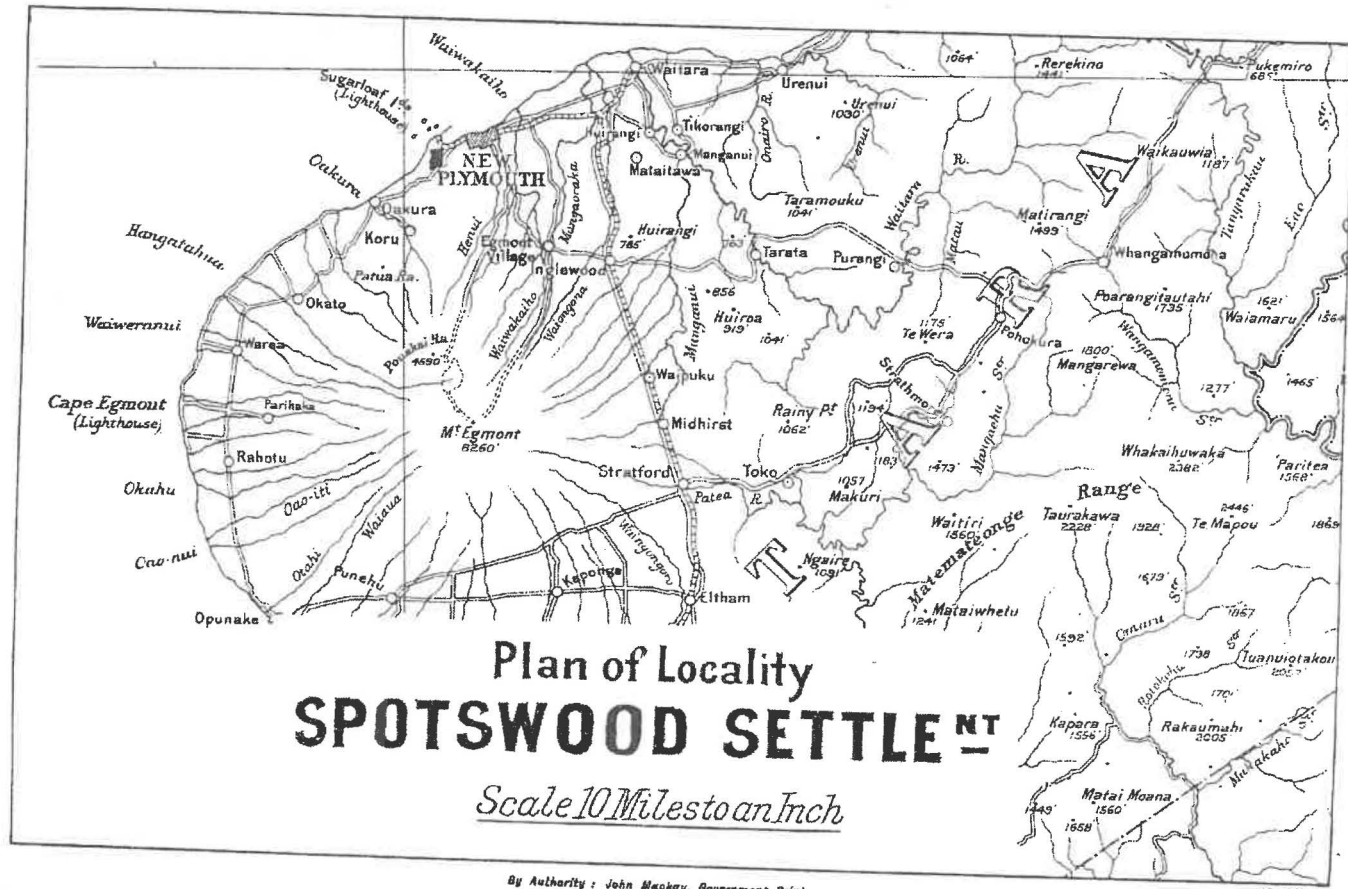
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NEW ZEALAND
REFERENCE COLLECTION

SPOTSWOOD SETTLEMENT TARANAKI NEW ZEALAN
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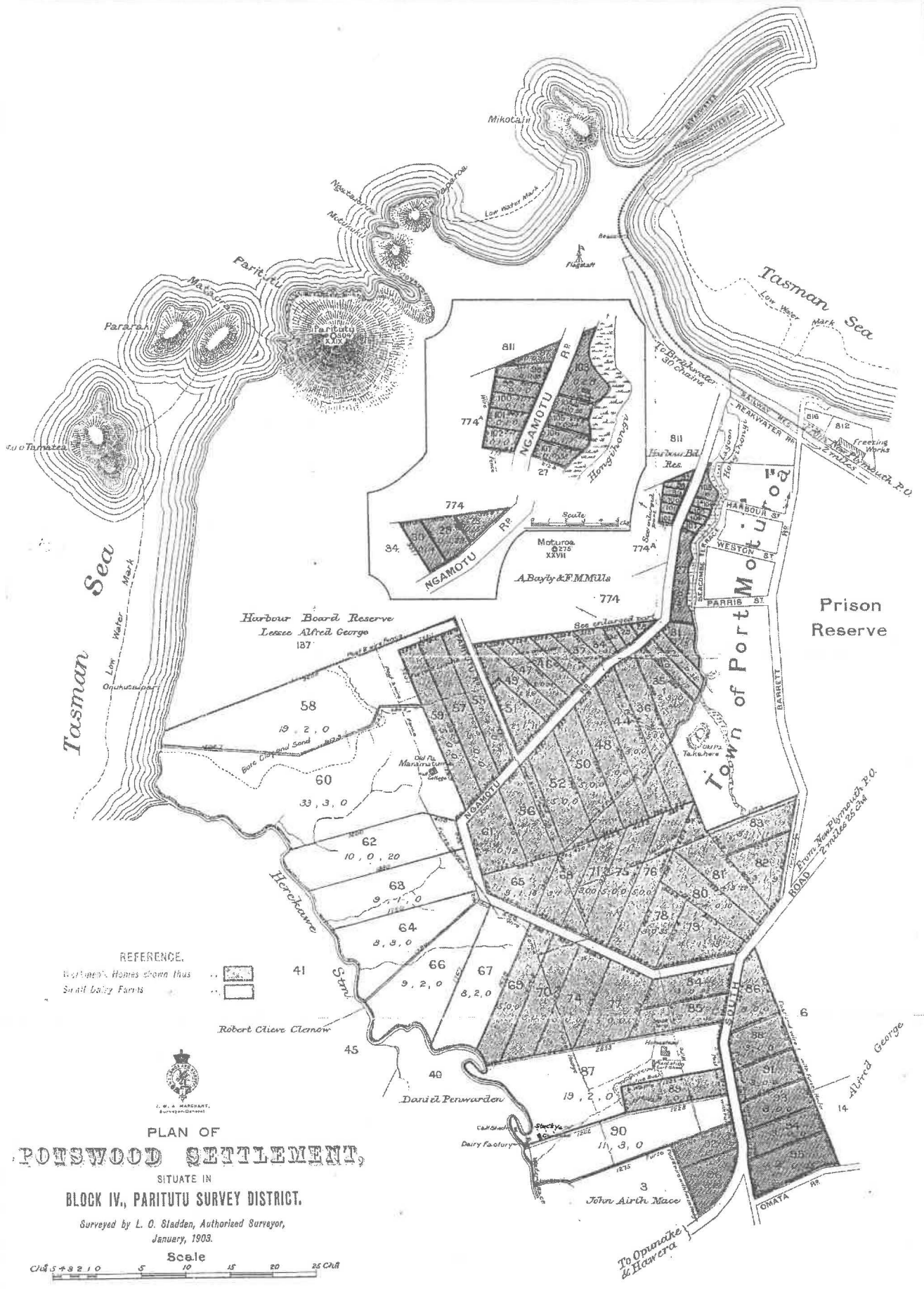




Plan of Locality
SPOTSWOOD SETTLEMENT
 Scale 10 Miles to an Inch

By Authority: John Mackay, Government Printer.

1600 4.03 241



REFERENCE.
 Workmen's Homes shown thus
 Small Lately Farms



**PLAN OF
 POTSWOOD SETTLEMENT,
 SITUATE IN
 BLOCK IV, PARITUTU SURVEY DISTRICT.**

Surveyed by L. O. Stadden, Authorised Surveyor,
 January, 1903.

