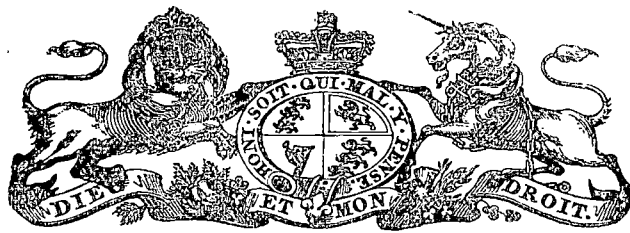


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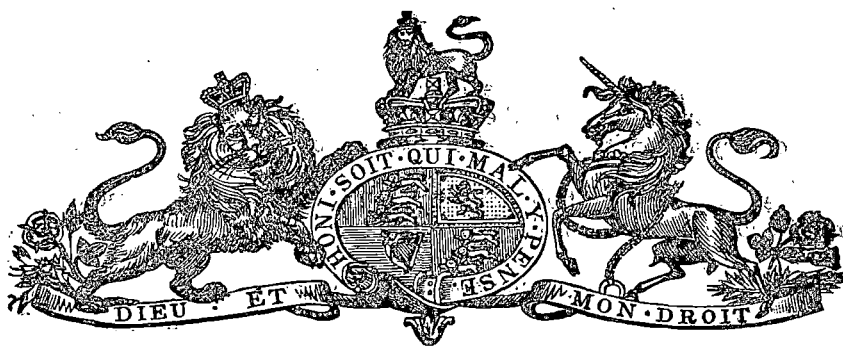
1888.

PARLIAMENT OF TASMANIA.

DISTRICT SURVEYORS:

REPORTS FOR **1887-8.**

Presented to both Houses of Parliament by His Excellency's Command.



DISTRICT SURVEYORS' REPORTS.

King-street, Sandy Bay, 18th July, 1887.

SIR,

IN submitting my first Half-yearly Report, ending on 30th June, I have the honor to remark that settlement is still progressing satisfactorily throughout the district under my charge.

The most noticeable advancement in selection has taken place in the County of Pembroke, comprising a number of Parishes, and stretching over a large area of country lying between Tasman's Peninsula and the Little Swanport River.

In the Parishes of Woodsdale and Hobbs', which parishes border on the well-known and improving settlement of Tunnack, the greatest progress in selection has been made. The settlers in these localities are in a very prosperous and contented condition since a good road has been made to market; said road needs to be extended round the south-east side of Hobbs' Bluff and through, *via* the Woolshed Estate, near the head of Prosser's River, to the main coast road on the estate of Runnymede.

In the localities named 485 acres have been applied for in 10 lots, being sections taken up principally with a view to increasing freehold properties or extending small farms.

In the County of Somerset 670 acres have been applied for, in four lots. This land was previously held under pastoral lease, but the general prosperity that obtained in the Colony during the past few years has induced selectors to curtail the squatters' leases very considerably in many parts of my district, where selection was previously unthought of.

Lying to the west of Pembroke comes the County of Monmouth. This county takes in the productive "Richmond Valley," and some thriving settlements on the slopes on either side; some of this land is very rich, although somewhat broken, heavily timbered, and scrubby. The land in this locality, like that in Woodsdale, Hobbs', and Tunnack, is generally in small holdings, and in like manner supports a large population, although only five lots have been applied for during the six months, containing 200 acres.

I now beg to draw your attention to some rich agricultural land situated between Nugent and Bream Creek, in the Parishes of Kelleve and Alvanley. I have mentioned this subject in previous Reports, and spent some time in exploring the said country, with the result that I have no doubt if a road were made to the locality there would soon be the nucleus of a settlement formed there that would grow, until it, like others of the kind, would afford a large and lasting revenue to the Colony. Take, for instance the "Ragged Tier," between Coppington and Bream Creek (as a reasonable comparison), where the selectors had to contend against all the difficulties of bad roads, heavy timber, and dense scrub, &c., and by reasons of such unfavourable communication, an indifferent market for years; but where those who persevered have now the satisfaction of knowing that their efforts have been rewarded by unqualified success. The pioneers of this place are now living in comparative ease and comfort, but their families are growing up, are most anxious to secure farms for themselves, and would willingly select and settle on the land referred to, but the want of a reasonable means of transit to market deters them from the undertaking; whilst I have no hesitation in stating my belief that the making of a passable road into this tract of country would be followed by the selection of at least 2000 acres of good land by a class of persons than whom there are none more desirable to encourage. I am not in a position to suggest the best route for a road, but as the District Inspector has visited the locality with a view of furthering this object, he could, doubtless, furnish some valuable information on this point, if it has not already been supplied by him.

I am glad to acquaint you with the steady progress of the Jerusalem and York Plains Coal Mines, each of which mine keeps up its established reputation for the production of a good serviceable article. The former is a bituminous coal, and in the opinion of miners (who should know something about it) is of high quality for steaming purposes; whilst the latter is an anthracite, but spoken of very favourably for domestic consumption.

These mines being in private hands are, of course, of no great significance in themselves; but as the coal measures extend throughout the Richmond District, and are again met with at Spring Bay and elsewhere, they are entitled to careful consideration.

I am not aware of any other matters calling for special mention; and trusting that the information contained in my Report may be deemed satisfactory,

I have the honor to be,

Sir,

Your very obedient Servant,

*The Hon. E. N. C. BRADDON,
Minister of Lands and Works, Hobart.*

E. A. COUNSEL, District Surveyor.

King-street, Sandy Bay, 29th January, 1888.

SIR,

I HAVE the honor to make my second Half-yearly Report on the Survey District under my charge, as follows.

Although I regret to notice that there has been a considerable falling off in selection during the past six months (caused principally, no doubt, by the temporary depression existing throughout the country), still there have been a number of small sections of land applied for in various localities, nearly all of which lots have been surveyed, and for which the diagrams will be handed in during the next few days.

There is nothing of a special nature calling for attention at the present time, except that I should like to see a road made into the land previously reported upon by me in the Parish of Nugent. When this work is accomplished I have no doubt it will give an impetus to selection in that locality, and that the nucleus of a thriving settlement will be formed there at no distant date, the land being of such a character as to attract the attention of the pioneer selector.

The land explored and reported upon so favourably by me in the vicinity of Hobbs' Bluff (shortly after my appointment to the district) has been nearly all taken up, and will soon form one continuous settlement of small farmers from the junction of the Woodsdale and Stonehenge Roads (in Whiteford) to the head of Prosser's River, distant about six miles from Runnymede estate. This area of country, lying to the back of and only separated from the populous district of Tunnack by the Ponsonby Range, will bear a large population, and will be in the hands of a most desirable class of settlers.

The road I so strongly recommended the Government of the day to open from Woodsdale to Runnymede is becoming a great boon to the people in the locality, and will afford a means of traffic right through from Parattah to the East Coast, and will therefore give the settlers an opportunity to attend the Richmond and Sorell stock sales, and thus enable them to communicate more advantageously with a better market than was hitherto available.

I may mention what improved facilities for transit (in the way of good roads) have done for Tunnack, where a lot of land partly cleared was recently disposed of by auction for £16 per acre to a local purchaser, who a few years since had enough to do to meet current liabilities. This is a striking instance of the reproductiveness of Government outlay on roads in agricultural districts, where the soil has been cultivated with such encouraging results.

The sandstone quarries in various localities are affording employment to a number of labourers, whilst the coal mines at York Plains and Jerusalem are yielding profitable returns to the proprietors.

On Maria Island progress still continues, and new industries are being established for the production of Portland cement, lime, and other material. I trust I shall be able to report more fully on the general prosperity of these industries when more time has been allowed for their development, as it is premature yet to do more than remark upon the vigorous manner in which the Maria Island Company is going to work for the increase of traffic and the ultimate success of the concern. A new hotel has been erected, of considerable proportions, and many old buildings have been renovated; whilst tradesmen of almost every calling are to be found on the island, industriously pursuing their individual vocations, under the guidance of the enterprising managing director, Signor Bernacchi.

I have, &c.

*The Hon. E. N. C. BRADDON,
Minister of Lands and Works, Hobart.*

E. A. COUNSEL, District Surveyor.

River Forth, 28th December, 1887.

SIR,

I HAVE the honor to submit, for your information, the following remarks upon the work in my district during the past year. One Assistant has been at work for the greater portion of the year, and one of the adjoining District Surveyors has been making some surveys in one portion of the district. Operations have been carried on during the time from one extreme end of the district to the other; and the result has been that some 9670 acres of land have been marked off. This area comprises 96 lots, none exceeding 320 acres; also 44 town lots have been marked off,—two lots under Mineral Lands Act, and some railway and road lots for Public Works Department, as well as several lots for public school purposes. Signs of progress are visible throughout the length and breadth of the district. There are many important road contracts now in course of execution, which will have a very beneficial effect upon the advancement of the district when they are finished. I may mention such as the continuation of the Castra Road through the Parish of Nietta, and the road through the Wilmot Country. In both these districts a good many improvements are being made; but the difficulty of getting provisions and materials along the bush tracks deters many from even attempting to make improvements. I am constantly reminded of this in taking about my camp equipage, which I can convey much easier fifteen or twenty miles along a good road than I could two or three miles over one of these bush tracks; and it is only those who have experienced this that can really understand the great difficulty of travelling a few miles along one of these bush roads. There are five homesteads in the Wilmot Country now; but the bulk of the improvements are being carried out by purchasers, who are making such preliminary clearings as will enable them to settle on the land. By the time they get some land cleared the road will probably be ready for cart traffic. I anticipate there will soon be 15,000 acres of land taken between the Forth and Wilmot; and, when it is considered that most of this is land of the finest description, and all taken in blocks not exceeding 320 acres down to 25 acres, it will be quite evident that its settlement will make a great addition to the progress of the Forth. A large area of land has been surveyed in the Parish of Nietta within these two years, and many are making improvements there. Between the Leven and the Blythe surveys are constantly being effected, and a large area of land has been taken up, and settlement is going on steadily. Selection is advancing a long way back to the S.W. of Kentisbury, but it cannot be long before the limit is reached in that direction. It may be stated that there has been a quick march of progression throughout this district within the last year; and the coast towns, such as Formby, Ulverstone, and the Penguin, are making rapid strides. At the Penguin the Neptune Mine (Silver-lead) has resumed work again, and it appears they have good prospects of success. Altogether the district seems advancing on a very prosperous course.

I have, &c.

RICH. HALL.

The Hon. E. N. C. BRADDON, Surveyor-General, Hobart.

River Forth, 18th June, 1888.

SIR,

I HAVE the honor to submit the following remarks relative to the progress of surveys and settlement in my district (part of Devon) for last six months. The areas and numbers given are approximately correct. During the time referred to, four survey parties have at intervals been employed, and still applications have kept pace with the surveys. During the last half year some 5500 acres have been surveyed in 50 lots, ranging from 20 up to 320 acres, averaging 110 acres each; and a few lots have been surveyed under the Mineral Lands Act. The lots, in most instances, have been very scattered, as the surveys have extended nearly all over the district. A good deal of improvement is taking place on selected lots, but actual residence does not take place very fast. A good many obstacles tend to this state of affairs—such as the want of roads, the high rate of wages required by labouring men, and the impossibility of getting a living on a piece of bush land without sufficient capital to keep things going for several years. Consequently, selectors as a rule have to make improvements for several years before they are in a position to reside upon the land; they are obliged, in fact, to get a living elsewhere until such time as they can make sufficient improvement to enable them to live on their selection. In reference to minerals, the same land that has been occupied at intervals for many years past has been again taken up, but it is doubtful whether sufficient capital and energy will be forthcoming to properly test any of it, as, at present, they have nothing but such surface indications of minerals as would lead, perhaps, to something better; and it seems the general opinion that unless a deep shaft is sunk and something very much better found than what has been discovered on the surface, they will be again abandoned. The Neptune mine, at the Penguin, seems to have a very good prospect, having a well-defined lode of galena, and the situation of the mine being so good—close to a fine road and quite convenient to water-carriage—if the mineral proves to be in sufficient quantities (and there appears good indications of this) the prosperity of the mine will soon be proved.

I have, &c.

RICHD. HALL.

The Surveyor-General, Lands' Office, Hobart.

Invermay, 1st January, 1888.

SIR,

I HAVE the honor to submit the following Report on the district under my charge, for the past year.

Selection has not been nearly so extensive as it was in 1886, and only 108 orders have been received from the various departments altogether; and nearly all these, besides those remaining from last year, have been effected or otherwise dealt with, leaving 26 lots, including an area of 1100 acres and some town lots still on hand. This falling off I predicted at the commencement of the year, as it was anticipated the land along the Scottsdale Railway would be thrown open to selection sooner, and there is no doubt many applicants are waiting for such; but even now that the land mentioned has been thrown open, I do not expect so many applications as there would have been if done sooner, partly because there are still reserves in the Scottsdale portion where applicants might take up land at upset price, but I do not think it will bring more by reservation, and partly because the land is poor for the most part, and those who would have applied formerly have now found out its quality. The best land along the line is in the gully of the Little Forester and that of Denison River. In the Parish of Lord applicants are still taking up large lots, and I have recently surveyed there 5 lots of 200 acres each, and 2 of 100 acres each; but the land going south beyond selection, being towards the heads of the Forester River and closer to Mount Scott, is getting more broken and the spurs more stony than they are north; and as this will continue to be the case, smaller lots must be looked for in this locality. The difficulty of getting roads in thick country is felt here, as there is not even a track anywhere, but, having been very careful with them, I hope to be able to get to any portion of the crown lands, the road through Brander's selection being by far the worst; but this, like another bad piece through Williams' selection, Parish of Scottsdale, leads to the higher lands, and roughness must be expected.

Surveys.—During the year I have surveyed in all 128 lots, with a total of 7840 acres, besides roads, several of which have been of considerable length, and I have been all over my district, and with the exception of two surveys (in Parish of Hurst, which my Assistant omitted), all old work is done. The following list shows surveys effected under separate heads:—

	Lots.		Acres.
Selection	101	.....	7600
Gold	21	.....	190
Tin	2	.....	40
Police	2	.....	7
Town	2	.....	3
Total	128	.....	7840

Mines.—Both gold and slate remain in about the same unsatisfactory state as last year, for although gold lots amount up in surveys, there is little or nothing being done on them. The present high figure reached in tin has caused some ground around Mount Stronach to be taken up, this being the only portion of my district it is found in, and there it only appears to be in quantities sufficient to pay at high prices, though other discoveries may be made at any time in vicinity of granite, of which the whole of Scottsdale District is composed. The late Mr. Sprent was of opinion that this granite was only a "floater," but, if so, it is a very extensive one, and I do not know its outside limits.

Roads have received fair attention during the year, and now, in the middle of summer, are in good order; the worst piece on the road to Scottsdale from the 18th to the 22nd mile-post, is now being repaired, and when completed will leave a good road the whole way. This portion should have been done years ago.

Nothing of importance has been drawn to my attention towards assisting settlement, with the exception of a road through Willis' property on the North Esk, over which a considerable amount of correspondence passed at the time, but I have heard nothing of the matter of late. I have had a few inquiries from other Colonies relative to land, the last being from a small syndicate in South Australia, and in my opinion it would be to the advantage of the Government to supply District Surveyors with "Crown Lands Guides" sufficient to meet such inquiries.

I have, &c.

C. W. LORD, *District Surveyor.*

The Hon. the Minister of Lands and Works, Hobart.

Camp, Ellendale, 21st February, 1888.

SIR,

I HAVE the honor to report upon the progress and settlement in my district for the year ending 1887.

Comparatively few selections have been made, but those, with two exceptions, viz.—Messrs. Blackwood's and Biddulph's—were *bonâ fide*, the two mentioned being for the timber only. More land would be selected if the timber reserve to the S.W. of Mount Arthur was defined, and some selections would be made on Slopem Main if the land was thrown open for selection.

I would suggest that the tracks from Newman's Creek and from Cascades leading to the Wedge Bay Marsh be opened out, as at present they are completely grown over. The cost would be about 2s. per chain. These tracks give a short route to the scrub land S.W. of Mount Arthur. On Forestier's Peninsula only one selection was made during 1887, although there are some good patches of land there, the drawback being the distance over inferior roads to a shipping-place.

I am pleased to see that £700 is to be spent in opening the road from Carnarvon to Wedge Bay, as at present the settlers on the Carnarvon side of the range have great difficulty in getting teams to their farms.

There are two steamers running from Hobart to the Peninsula ports twice weekly, which speaks well for the progress of the place, and affords every facility to persons wishing to inspect the land with a view to selection and settlement.

I have, &c.

JOHN T. THOMPSON, *District Surveyor.*

The Surveyor-General, Hobart.

REPORT ON SOUTH BUCKINGHAM FOR THE YEAR 1887.

DURING the past year I have surveyed forty-eight allotments, varying in size from ten acres to one hundred, and amounting altogether to one thousand four hundred and forty-one acres (1441). Nearly the whole of this land has been taken up for agricultural purposes, and, in most cases, the applicants are residing on them and making improvements.

Almost all the land in this district near the main roads and rivers and along the coast has been selected. There is still plenty of good land on the Russell River, and up the Huon River about sixteen miles from the township of Victoria; there is a very good road twelve miles out of that distance.

At the head of the Crab Tree Rivulet and Baker's Creek, Parish of Throckmorton, there is still plenty of Crown land of very good quality, with some fine beds of timber. This is the best place I know of in this district for any one to select land. There are no distinct new settlements founded during the past year, the pieces selected being dispersed generally over the whole district.

HERBERT COMBES, *District Surveyor, Leslie.*
25th January, 1888.

Port Esperance, 19th May, 1888.

SIR,

SINCE taking charge of this survey district in May, 1887, I have surveyed some 53 selections, having an aggregate of about 2400 acres, by far the greater portion of which has been selected for *bonâ fide* agricultural purposes.

There are still considerable areas of Crown land in the various portions of this district suitable for agriculture, especially for fruit-growing purposes, which promises, in the near future, to form the main stay of support of the population settled in the south of the Colony. There this industry promises to attain enormous proportions, especially in the parishes of Leithbridge and Honeywood, where there are hundreds of acres laid out as orchards, and producing thousands of bushels of fruit, upon selections which but a few years since were covered with a dense forest of heavy timber and scrub.

The parishes of Leithbridge, Honeywood, Price, Thanet, and Garrett contain some fine blocks of land suitable for settlement, especially in the valleys of the Arve, Kermandie, Esperance, and Lune Rivers, with their numerous tributaries, but which at present are almost inaccessible to the selector for want of roads.

In the parishes of Purves and Blakeney there has been very little selection, excepting what has been taken up for timber purposes in the interests of the various saw-milling establishments situate there. These two parishes contain some patches of very fine land, the remainder being open plains, interspersed with belts of stunted timber and densely-wooded country, as a rule very rugged and broken, but producing large quantities of splendid timber.

In the parishes of Bedford and Pedder the greater portion of the available land has been alienated, and what little remains is generally of an inferior quality; consequently there is very little selection going on there.

In the County of Buckingham—South Bruni Island—there is a considerable tract of unalienated land of very good quality, especially upon the shores of Adventure Bay, upon the eastern side of the island, and extending across to Taylor's and Cloudy Bay. As a rule the land here is not very heavily timbered, and, being well watered by never failing streams, is suitable for both fruit-growing and dairy farming. A considerable number of selections have been made recently in this vicinity, principally in the vicinity of Little Taylor's Bay, where a saw-milling establishment has been at work for a number of years past.

Upon a recent visit to this portion of my district I noticed that considerable improvement had been made upon a great number of the selected lots, there being considerably more than half of some of them laid down in grass, showing that the greater number of the settlers were at work in earnest, and with a little encouragement in the shape of a road and jetty or two, a prosperous settlement should soon spring up here.

Upon the whole, settlement in the Huon is steadily advancing, and, where a few years since all was scrub and forest, the traveller now sees comfortable homesteads, each with its acre or two of orchard and surrounding land.

Roads and Tracks to facilitate Settlement.

Branch roads to open up Crown lands are required in the following positions:—

Parish of Leithbridge.—A branch road from main road to She-oak Hills, near Dickenson's Creek, leading towards the head waters of Dickenson's, Blackfish, and Frying-pan Creeks, would open up some very fine agricultural land.

Parish of Honeywood.—An extension of what is known as the Arve Road towards the valley of the Arve River.

Parish of Thanet.—A branch road to leave the main road from Esperance to Southport, at or near the Hopetown saw-mills, and running in a westerly direction, would open up a considerable area of good land at present inaccessible.

Tracks.

A track from Catamaran Creek, Recherche Bay, to Cockle Creek (distance about $1\frac{1}{2}$ miles), is urgently required, there being no means of access from one portion of the settlement to another excepting by boat, which, owing to the rough nature of the coast, is not practicable at all times. This would simply be an extension of the present Recherche track.

County of Buckingham—South Bruni Island.—A track across South Bruni, from Adventure Bay settlement, to connect with the road at present laid out at Little Taylor's Bay, is urgently required, and would be a great boon to the settlers upon South Bruni, especially to those at Adventure Bay, Little Taylor's Bay being the nearest point of postal communication. This track would be about $4\frac{1}{2}$ miles in length, and, passing through good land the whole way, should cause a great portion of it to be selected. It should be carefully laid out with the view of making a permanent road at a future date, for, with a milder climate than the western shore of D'Entrecasteaux Channel, plenty of good land, well sheltered and well watered, South Bruni, as it gets opened up, should prove a formidable rival to Maria Island.

One thing in connection with these roads or tracks I would wish respectfully to point out to the Minister, viz., the advantage of employing local men to lay them out in the first instance, whereby, as a rule, much better routes can be got, and expenditure considerably lessened.

I have, &c.

E. G. INNES, *District Surveyor, South Huon.*

The Hon. the Minister of Lands and Works.