

(No. 61.)



1870.

T A S M A N I A.

WASTE LANDS OF THE COLONY.

REPORT BY MR. ROBERT CRAWFORD.

Laid upon the Table by the Minister of Lands and Works, and ordered by the House to be printed, September 7, 1870.



Hobart Town, 28th December, 1869.

SIR,

I HAVE the honor to hand in for your information detailed returns of my inspection and valuation of the Crown lands in Mr. Surveyor Wedge's district, being part of the County of Glamorgan and the entire County of Pembroke. The Summary attached gives—of first-class pastoral land, 2000 acres; 26,824 of second class; and 184,676 of third class, having a carrying capacity of 26,815 sheep, and 100 cattle; annual value, £1554, as against a rental of £937 12s. 11d. paid in 1868.

In this large district (the most extensive that I have yet inspected) the only lot of good pasture land is on Forestier's Peninsula. Even second-class is of no great extent; and of the third class a considerable proportion of waste land is interlaced through it. I have noted on the returns of each lot such as could be improved; but in the gross the area capable of improvement is small, and the whole district has been so completely weeded out that I cannot report of any blocks likely to be taken up at present rates.

Until an alteration is made in the upset price of such lands as those now under review, sales of Crown land will not be effected to any extent; and I respectfully submit that it would be judicious and politic to lower the price as early as possible.

The district under notice cannot be materially affected by gold discoveries in the North. It must ever depend upon the products of the soil; and even if the pastoral interests recovered past prosperity, these lands would never be worth the upset price at present attached.

Considerable areas are run over without rent accruing to the Crown, arising, in a great measure, from the land being leased in small lots. If these lands were blocked into suitable areas, and offered for sale at a low upset price on easy terms,—say 2s. 6d. per acre third class, 5s. per acre second class, and 10s. per acre first class, with not less than 14 years credit—I am persuaded considerable areas would be taken up. Many blocks would run, from local causes, probably 50 per cent. higher in the auction room, or by tender. The argument that this would be lowering the value of private property, &c. does not, in my opinion, apply to the Crown lands in this district. In ninety-nine cases out of one hundred they would be purchased by the adjoining proprietors.

Of agricultural lands there is very little,—no considerable block at any point. From my own observations, and from continual enquiry of parties having intimate knowledge of their several localities, I cannot estimate more than one thousand acres scattered in small sections and in isolated situations throughout the whole district;—no such area as could be designated agricultural. And I beg to suggest that such isolated lots (situated as they usually are far from a road and in heavily timbered country) should be offered at a low price, say 5s. per acre. It would induce parties to look up such spots and settle down upon them.

I enclose separate reports upon Maria Island and Forestier's Peninsula.

I have the honor to be,
Sir,

Your very obedient Servant,

ROBERT CRAWFORD, *Commissioner Inspecting Crown Lands.*

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

REPORT ON No. 7 PLAN.

PART OF THE COUNTY OF GLAMORGAN

and

THE COUNTY OF PEMBROKE.

MR. WEDGE'S DISTRICT.

SUMMARY of Crown Lands. Part of the County of GLAMORGAN. Mr. WEDGE'S Survey District, as classed and valued December, 1869.

| NO. OF LOT OR LOTS. | CLASS AND AREA. | | | CARRYING CAPACITY. | | ANNUAL VALUE. |
|--|-----------------|----------------|---------------|--------------------|----------------|---------------|
| | <i>First.</i> | <i>Second.</i> | <i>Third.</i> | <i>Sheep.</i> | <i>Cattle.</i> | |
| 123. 163 | — | 1600 | — | 400 | — | £ 20 0 0 |
| 235, 236. 259 | — | — | 3170 | 400 | — | 16 0 0 |
| 383, and adjoining lot | — | 800 | — | 250 | — | 12 10 0 |
| 384. 1178, 1179 | — | — | 1432 | 150 | — | 6 0 0 |
| 105. 310 | — | 1550 | — | 400 | — | 20 0 0 |
| 386. 4041 | — | — | 1161 | 200 | — | 8 0 0 |
| 272. 358 | — | — | 1140 | 200 | — | 8 0 0 |
| 321. 345. 371 | — | — | 1800 | 400 | — | 16 0 0 |
| 329. 312. 346 | — | — | 1530 | 200 | — | 8 0 0 |
| 382. 301. 255 | — | — | 2500 | 400 | — | 16 0 0 |
| 186. 234. 171. 238 | — | 2500 | — | 600 | — | 30 0 0 |
| 745, 746, &c. | — | — | 2000 | 400 | — | 16 0 0 |
| 74. 146. 227 | — | 2191 | — | 600 | — | 30 0 0 |
| 70 | — | 601 | — | 200 | — | 8 0 0 |
| 209. 198. 373A. 36. 199. 373. 116, 117, 118. 115. | — | — | 9360 | 2000 | — | 60 0 0 |
| 88, 89. 35. 114. 376, 377. | — | — | 4140 | 1000 | — | 30 0 0 |
| 110A, 111, 41, 42 | — | — | 4280 | 1000 | — | : 0 0 |
| 80. 110. 360. 253. 281, 282 | — | — | 8000 | 500 | — | 15 0 0 |
| 203. 280. 271. 265. 289. 279. 176. 168. 281 | — | — | 6550 | 1000 | — | 40 0 0 |
| 1552 to 1555 to 1561. 1426. | — | — | 4811 | 1500 | — | 60 0 0 |
| 20. 84, 85 | — | — | 2300 | 500 | — | 20 0 0 |
| 83 | — | — | 1000 | 200 | — | 8 0 0 |
| 1429, 1430 | — | — | 1309 | 300 | — | 12 0 0 |
| | | 9242 | 56,483 | 12,800 | — | £489 10 0 |

ROBERT CRAWFORD, *Commissioner Inspecting Crown Lands.*

REPORT ON No. 7 PLAN.

Part of the County GLAMORGAN *and* PEMBROKE. (*Mr. WEDGE's District.*)

| No. of Lot. | Area. | Class. | Description. | Carrying Capacity. | | Annual and Sale Value. | | Lessee. | Remarks. |
|--|--------------------|----------------|----------------------|-----------------------|----------------------|------------------------|---|-----------------------------------|--|
| | Acres. | | | Sheep. | Cattle. | £ | s. | | |
| 123 163 | 800 800 | 2nd | P. .. | 400 .. | .. .. | 20 0 | 0 per annum 5 per acre | B. Dickson Vacant | A large proportion rocky land, but fairly grassed. Part bottom land, good soil, and a considerable proportion of the whole capable of improvement by ringing and burning off. |
| 235 236 259 383 | 3170 800 | 3rd 2nd | P. .. P. | 400 .. 250 | .. .. .. | 16 0 12 | 0 per annum 2 6 per acre 10 per annum 0 5 per acre | Vacant J. Radford | Rugged tier land generally, and very stony throughout. Scrubby parts; coarse herbage. Not capable of much improvement. Adjoining lot unnumbered. |
| 384 1179 1178 | 1000 432 | 3rd | P. | 150 .. .. | .. .. .. | 6 0 | 0 per annum 2 6 per acre | J. Radford Vacant | Rocky in part. Considerable proportion sound feeding hills. Stony, with she-oak timber. Capable of improvement by ringing and burning off. |
| 105 310 | 1550 | 2nd | P. | 400 | .. | 20 0 | 0 per annum 5 per acre | Vacant | Chiefly rocky tier land, much broken up; coarse herbage. Heavily timbered generally. Small patches of good bottom land interspersed; with these trifling exceptions, not capable of improvement. |
| 386 4041 | 500 661 | 3rd | P. .. | 200 .. | .. .. | 8 0 | 0 per annum 2 6 per acre | J. Mitchell Vacant | Steep ranges heavily timbered, interspersed with good grazing land and she-oak hills. Capable of improvement by ringing and burning off. |
| 372 358 | 1140 | 3rd | P. | 200 | .. | 8 0 | 0 per annum 2 6 per acre | Vacant | Rocky steep hills generally interspersed with fair grazing, she-oak rises, capable of improvement by ringing and burning off. |
| 321 345 371 | 800 1000 | 3rd | P. | 400 .. .. | .. .. .. | 16 0 | 0 per annum 2 6 per acre | L. Jennings Vacant | Steep rugged tier land heavily timbered and scrubby. Coarse herbage. Not capable of improvement. |
| 329 312 346 | 530 1000 | 3rd | P. | 200 .. .. | .. .. .. | 8 0 | 0 per annum 2 6 per acre | L. Jennings Vacant | Rocky steep hills and scrubby next coast line, improving towards back line, with sound she-oak hills interspersed, and wellgrassed. Capable of improvement by ringing and burning off. |
| 382 301 255 | 500 2000 | 3rd | P. | 400 .. .. | .. .. .. | 16 0 | 0 per annum 2 6 per acre | L. Jennings Vacant | Rocky upland much broken up by steep gullies, and in parts very scrubby. Capable of improvement by ringing and burning off. |
| 186 234 171 238 | 500 500 1500 | 2nd | P. | 600 .. .. .. | .. .. .. .. | 30 0 | 0 per annum 5 per acre .. | J. P. King F. Cotton Vacant | Rocky tier land principally; very scrubby in parts. Coarse herbage and not capable of much improvement. |
| 745 746 | about 2000 | 3rd | P. | 400 | .. | 16 0 | 0 per annum 2 6 per acre | Vacant | A considerable proportion rocky upland and stony hills, fairly grassed throughout, and capable of improvement to some extent by ringing and burning off. |
| 71 146 227 | 1546 545 | 2nd | P. | 600 .. .. | .. .. .. | 30 0 | 0 per annum 5 per acre .. | J. Meredith Vacant | 745, 746, and unnumbered, between and to the east adjoining Meredith River. |
| 70 | 601 | 2nd | P. | 200 | .. | 8 0 | 0 per annum 5 per acre | J. Meredith | A large proportion of tier land interlaced with good feeding hills. Fairly grassed and good herbage on the eastern face and next the river. |
| 197 14 374 209 198 373A 36 199 373 116 117 118 115 | 2000 9360 | 3rd | P. | 2000 | .. | 60 | 0 per annum 2 6 per acre | Vacant | This block much broken up; steep rugged hills, very stony, but fairly grassed throughout, and portions capable of improvement by ringing and burning off. |
| 88 35 89 114 376 377 | 4140 | 3rd | P. | 1000 | .. | 30 0 | 0 per annum 2 6 per acre | Vacant | Hilly stony land, coarse herbage; hemmed in by purchased land, and of no value to other than the proprietor of adjoining land. |

REPORT ON No. 7 PLAN.

Parts of GLAMORGAN and PEMBROKE. (Mr. WEDGE'S District.)

| No. of Lot. | Area. | Class. | Description. | Carrying Capacity. | | Annual and Sale Value. | | Lessee. | Remarks. |
|-------------|---------|--------|--------------|--------------------|---------|------------------------|--------------|--------------|--|
| | A cres. | | | Sheep. | Cattle. | £ | s. | | |
| 110A | 4280 | 3rd | P. | 1000 | .. | 30 | 0 per annum | Vacant | Rocky tier land principally interspersed with coarse marshes. Summer run only. Not capable of much improvement. |
| 111 | | | | | | 0 | 2 6 per acre | | |
| 41 | | | | | | | | | |
| 42 | | | | | | | | | |
| 8 | 8000 | 3rd | P. | 500 | .. | 15 | per annum | Vacant | Very rugged tier land throughout, interspersed with a few coarse bottoms. Heavily timbered, and not capable of improvement. |
| 110 | | | | | | | | | |
| 360 | | | | | | | | | |
| 253 | | | | | | | | | |
| 281 | | | | | | | | | Rugged tier land, interspersed with rough feeding hills and coarse marshy bottoms. Not capable of much improvement. Summer run for the whole number, one-half in winter. |
| 282 | | | | | | | | | |
| 203 | 6550 | 3rd | P. | 1000 | .. | 40 | 0 per annum | Vacant | |
| 280 | | | | | | 0 | 2 6 per acre | | |
| 271 | | | | | | | | | Rocky hilly country, interspersed with fairly grassed feeding hills and marshes. A considerable area capable of improvement by ring-ing and burning off and draining the marshes, which can be effected at a moderate cost. Access by fair bush road from the Macquarie River <i>via</i> Ross or <i>via</i> Campbell Town and Swansea Road. Summer only. |
| 265 | | | | | | | | | |
| 289 | | | | | | | | | |
| 279 | | | | | | | | | |
| 176 | | | | | | | | | Tier land much broken up, interspersed with coarse wet bottoms here and there. Herbage coarse. Summer run only. Not capable of much improvement. Road from Campbell Town to Swansea passes through it. |
| 168 | | | | | | | | | |
| 281 | | | | | | | | | |
| 1555 | 4811 | 2nd | P. | 1500 | .. | 60 | 0 per annum | Vacant | |
| 1552 | | | | | | 0 | 5 per acre | | Steep rocky hills with wet bottoms interspersed. Poor soil with coarse herbage throughout. Not capable of much improvement. Summer run only. Swansea road passes through it. |
| 1553 | | | | | | | | | |
| 1554 | | | | | | | | | |
| 1558 | | | | | | | | | |
| 1559 | | | | | | | | | Rugged tier land principally interspersed with a few coarse wet marshes. Soil poor; scrubby with scant herbage. Summer run only. Not capable of much improvement. Swansea road adjoins. |
| 1560 | | | | | | | | | |
| 1561 | | | | | | | | | |
| 1426 | | | | | | | | | |
| 1556 | | | | | | | | | Tier land much broken up, interspersed with coarse wet bottoms here and there. Herbage coarse. Summer run only. Not capable of much improvement. Road from Campbell Town to Swansea passes through it. |
| 1557 | | | | | | | | | |
| 20 | 1000 | 3rd | P. | 500 | .. | 20 | 0 per annum | S. Horton | |
| 84 | 1300 | .. | .. | .. | .. | 0 | 2 6 per acre | Vacant | |
| 85 | | | | | | | | | Steep rocky hills with wet bottoms interspersed. Poor soil with coarse herbage throughout. Not capable of much improvement. Summer run only. Swansea road passes through it. |
| 83 | 1000 | 3rd | P. | 200 | .. | 8 | 0 per annum | T. Parramore | |
| | | | | | | 0 | 2 6 per acre | | |
| | | | | | | | | | |
| 1429 | 1309 | 3rd | P. | 300 | .. | 12 | 0 per annum | Vacant | Rugged tier land principally interspersed with a few coarse wet marshes. Soil poor; scrubby with scant herbage. Summer run only. Not capable of much improvement. Swansea road adjoins. |
| 1430 | | | | | | 0 | 2 6 per acre | | |

SUMMARY of Crown Lands.—County of PEMBROKE. (Mr. WEDGE's Survey District, as classed and valued December, 1869.)

| NO. OF LOT OR LOTS. | CLASS AND AREA. | | | CARRYING CAPACITY. | | ANNUAL VALUE. | | |
|---|-----------------|---------|--------|--------------------|---------|---------------|----|----|
| | First. | Second. | Third. | Sheep. | Cattle. | £ | s. | d. |
| | Acres. | Acres. | Acres. | | | | | |
| 356, Township reserve, Commissariat ditto, and adjoining lots, Forestier's Peninsula. | 2000 | 1000 | 3000 | 1500 | 100 | 100 | 0 | 0 |
| Unnumbered lot, (Part of Lot 356) 96 acres | .. | 96 | .. | 25 | .. | 1 | 5 | 0 |
| 176..... | .. | 900 | .. | 200 | .. | 12 | 0 | 0 |
| 298..... | .. | .. | 500 | 75 | .. | 3 | 0 | 0 |
| 91. 426 | .. | .. | 1140 | 200 | .. | 8 | 0 | 0 |
| 422..... | .. | .. | 500 | .. | .. | .. | .. | .. |
| 27. 92 | .. | .. | 1080 | 150 | .. | 6 | 0 | 0 |
| 411..... | .. | .. | 600 | 75 | .. | 3 | 0 | 0 |
| 138. 102 | .. | .. | 1227 | 200 | .. | 8 | 0 | 0 |
| 124..... | .. | .. | 500 | 50 | .. | 2 | 10 | 0 |
| 399. 325. 328. 4228, 4229 | .. | .. | 2017 | 300 | .. | 12 | 0 | 0 |
| 89 | .. | 400 | .. | 150 | .. | 7 | 10 | 0 |
| 344. 386 | .. | .. | 1346 | 250 | .. | 12 | 10 | 0 |
| 216. 242. 380. 177 | .. | .. | 2080 | 400 | .. | 20 | 0 | 0 |
| 324..... | .. | .. | 500 | 75 | .. | 3 | 0 | 0 |
| 277..... | .. | 506½ | .. | 150 | .. | 9 | 0 | 0 |
| 407, and adjoining lots unnumbered | .. | .. | 1500 | 300 | .. | 12 | 0 | 0 |
| 168. 167. 3739 | .. | .. | 1477 | 300 | .. | 12 | 0 | 0 |
| 371 | .. | .. | 800 | 100 | .. | 4 | 0 | 0 |
| 181 | .. | .. | 1000 | 200 | .. | 8 | 0 | 0 |
| 241A 414. 272 | .. | .. | 1200 | 200 | .. | 8 | 0 | 0 |
| 355, and lot adjoining | .. | .. | 600 | 100 | .. | 4 | 0 | 0 |
| 316. 421. 308 | .. | .. | 1750 | 250 | .. | 10 | 0 | 0 |
| 3140, and unnumbered lot adjoining | .. | .. | 207 | .. | .. | .. | .. | .. |
| 3625 | .. | .. | 199 | .. | .. | .. | .. | .. |
| Eight unnumbered lots..... | .. | .. | 387 | .. | .. | .. | .. | .. |
| 20 | .. | .. | 400 | .. | .. | 8 | 0 | 0 |
| 369..... | .. | .. | 1200 | 200 | .. | 8 | 0 | 0 |
| 312. 415. 402 | .. | .. | 1500 | .. | .. | .. | .. | .. |
| 373. 368. 406 | .. | .. | 1500 | 300 | .. | 12 | 0 | 0 |
| 409..... | .. | .. | 500 | 100 | .. | 4 | 0 | 0 |
| 340. 348. 385. 76. 122 | .. | .. | 3020 | 500 | .. | 25 | 0 | 0 |
| 120. 161. 252, 253. 113 | .. | 3530 | .. | 700 | .. | 35 | 0 | 0 |
| 103..... | .. | .. | 1000 | 200 | .. | 8 | 0 | 0 |
| 35 | .. | .. | 2400 | 300 | .. | 12 | 0 | 0 |
| 74. 99. 391 | .. | .. | 2100 | 350 | .. | 14 | 0 | 0 |
| 326. 302 | .. | .. | 800 | 150 | .. | 6 | 0 | 0 |
| 274. 370 | .. | .. | 1000 | 100 | .. | 4 | 0 | 0 |
| 420. 408 | .. | .. | 1500 | 250 | .. | 10 | 0 | 0 |
| 75. 419..... | .. | 1398 | .. | 400 | .. | 20 | 0 | 0 |
| 11 | .. | .. | 540 | 100 | .. | 5 | 0 | 0 |
| Unnumbered lot, Sandspit River..... | .. | .. | 80 | .. | .. | .. | .. | .. |
| 38, 39, 40. 61, 62. 59. 71 | .. | 5610 | .. | 1000 | .. | 60 | 0 | 0 |
| Part 117, 118, 119. 115. 43. 60 | .. | .. | 6128 | 1000 | .. | 40 | 0 | 0 |
| 16. 114. 37. 303. 101 | .. | .. | 4473 | 1000 | .. | 50 | 0 | 0 |
| 36, 347. 300..... | .. | .. | 3248 | 600 | .. | 24 | 0 | 0 |
| 217A. 243, 244. 246. 301. 366. 249A. 217 | .. | .. | 6500 | 1000 | .. | 40 | 0 | 0 |
| 294..... | .. | .. | 1000 | 150 | .. | 6 | 0 | 0 |
| 346, and unnumbered lot adjoining | .. | .. | 1500 | .. | .. | .. | .. | .. |
| 54. 392 | .. | .. | 1940 | .. | .. | .. | .. | .. |
| 364. 321 | .. | .. | 1000 | .. | .. | .. | .. | .. |
| 351. 354. 256. 335 | .. | .. | 1809 | 300 | .. | 12 | 0 | 0 |
| 430, 431 | .. | .. | 1000 | 100 | .. | 4 | 0 | 0 |
| 140. 424. 427, 428, 429 | .. | .. | 2930 | 400 | .. | 16 | 0 | 0 |
| Unnumbered lot adjoining Cruttenden, &c. | .. | 100 | .. | 25 | .. | 1 | 5 | 0 |
| 384. 382. 126, and unnumbered lot | .. | .. | 3430 | 500 | .. | 20 | 0 | 0 |
| 94. 574 | .. | .. | 1125 | 150 | .. | 6 | 0 | 0 |
| 95. 4497 | .. | .. | 1386 | 270 | .. | 13 | 10 | 0 |
| 353. 376. 383. 418 | .. | .. | 2500 | 400 | .. | 16 | 0 | 0 |
| 171. 3929 | .. | .. | 1392 | 250 | .. | 10 | 0 | 0 |
| 123..... | .. | .. | 400 | 100 | .. | 4 | 0 | 0 |
| 47 | .. | .. | 540 | 100 | .. | 5 | 0 | 0 |

| NO. OF LOT OR LOTS. | CLASS AND AREA. | | | CARRYING CAPACITY. | | ANNUAL VALUE. | | |
|---|-----------------|-----------------|---------------|--------------------|----------------|---------------|----|----|
| | <i>First.</i> | <i>Se cond.</i> | <i>Third.</i> | <i>Sheep.</i> | <i>Cattle.</i> | | | |
| | Acres. | Acres. | Acres. | | | £ | s. | d. |
| 48 | .. | .. | 1300 | 350 | .. | 14 | 0 | 0 |
| 49 | .. | 1742 | .. | 500 | .. | 25 | 0 | 0 |
| 45. 152 | .. | .. | 1000 | 250 | .. | 10 | 0 | 0 |
| 3930, 3931. 3934, and unnumbered lot adjoining | .. | .. | 2075 | 400 | .. | 16 | 0 | 0 |
| 290. 398 | .. | .. | 1500 | 250 | .. | 10 | 0 | 0 |
| 401. 352, &c. | .. | .. | 900 | .. | .. | .. | .. | .. |
| 336. 96 | .. | .. | 1322 | 200 | .. | 8 | 0 | 0 |
| 250. 262 | .. | .. | 1000 | 200 | .. | 8 | 0 | 0 |
| 2277. 251..... | .. | .. | 563 | 100 | .. | 5 | 0 | 0 |
| Lots unnumbered, west of Lot 15 | .. | .. | 1497 | 200 | .. | 8 | 0 | 0 |
| 82A, 82. 15. and unnumbered lot adjoining | .. | .. | 3798 | 600 | .. | 24 | 0 | 0 |
| 81. 105. 360. 342. | .. | .. | 3500 | 500 | .. | 20 | 0 | 0 |
| 374. 117..... | .. | .. | 3000 | 300 | .. | 9 | 0 | 0 |
| 417. 108. 358, 359 | .. | .. | 3000 | 350 | .. | 10 | 10 | 0 |
| 84 | .. | .. | 3500 | 500 | .. | 20 | 0 | 0 |
| 83. 259. 399. 129. 225. 310, 311 | .. | .. | 5090 | 700 | .. | 21 | 0 | 0 |
| 494. 404. 146. 128. 51. 222, 223, 224. 343. 330, 331..... | .. | .. | 7040 | 1000 | .. | 30 | 0 | 0 |
| 320. 285 | .. | .. | 1050 | 200 | .. | 8 | 0 | 0 |
| 305..... | .. | .. | 2000 | 300 | .. | 12 | 0 | 0 |
| 145. 155. 154. 263 | .. | 2300 | .. | 670 | .. | 33 | 10 | 0 |
| 4502. 299 | .. | .. | 1607 | 200 | .. | 8 | 0 | 0 |
| Part of the County of Glamorgan | 2000 | 17,582 | 128,193 | 14,015 | 100 | 1064 | 10 | 0 |
| Mr. Wedge's Survey District Totals | .. | 9242 | 56,483 | 12,800 | .. | 489 | 10 | 0 |
| | 2000 | 26,824 | 184,676 | 26,815 | 100 | 1554 | 0 | 0 |

ROBERT CRAWFORD, *Commissioner Inspecting Crown Lands.*

REPORT ON No. 7 PLAN.

PEMBROKE. (*Mr. WEDGE's District.*)

| No. of Lot. | Area. | Class. | Description. | Carrying Capacity. | | Annual and Sale Value. | Lessee. | Remarks. |
|-------------------------------------|-------------------|--------|--------------|--------------------|---------|--|-----------------------------|--|
| | | | | Sheep. | Cattle. | £ s. | | |
| 176 | 900 | 2nd | P. | 200 | .. | 12 0 per annum 0 10 per acre | J. Clark | Quiet enjoyment block. Rocky tier land in part; two-thirds sound grazing land. She-oak hills well grassed. A small portion on the northern boundary cultivated. Poor soil generally. Not worth cultivation. |
| 298 | 500 | 3rd | P. | 75 | .. | 3 0 per annum 2s. 6d. per acre | J. B. Mather | Steep stony hills and coarse bottoms. Covered with tea-tree scrub and coarse sedgy grass. Soil, poor clay, not capable of much improvement. |
| { 91 426 | 1140 | 3rd | P. | 200 | .. | 8 0 per annum 2s. 6d. per acre | — Dunbabin | Rocky tier land, chiefly, eastern frontage. Rough she-oak hills with coarse sedgy flats here and there. Soil poor. Not capable of much improvement. |
| 422 | 500 | 3rd | A. | .. | .. | .. | J. Burdon | Small patches near coast line cultivated by the lessee. This lot and onwards to Lot 426 rugged tier land, very rocky, and covered generally with dense scrub, and heavily timbered. Of no value either for pastoral or agricultural purposes. |
| { 27 92 | 1080 | 3rd | P. | 150 | .. | 6 0 per annum 2s. 6d. per acre | John Dunbabin | Steep rugged tier land, on the western boundary, rough she-oak hills on the eastern side, coarse herbage throughout. Not capable of much improvement. |
| 411 | 600 | 3rd | P. | 75 | .. | 3 0 per annum 2s. 6d. per acre | R. C. Jenkins | Rocky tier land, heavily timbered and very scrubby. Not capable of much improvement. |
| { 138 102 | 550 677 | 3rd | P. | 200 | .. | 8 0 per annum 2s. 6d. per acre | — Kingston — Dunbabin | Rocky tier land, chiefly, heavily timbered with rough she-oak hills, interspersed coarse herbage throughout. |
| 124 | 500 | 3rd | P. & A. | 50 | .. | 2 10 per annum Pastoral portion 2s. 6d. per acre | W. Kingston | Quiet enjoyment block. Lot at the north-west corner, dense scrub. Rich agricultural land, value 20s. per acre. Lot south-west corner, fair agricultural, value 10s. per acre. Lot south-east corner, poor soil, heath and scrub, value 5s. per acre. Remainder about 300 acres, (N.E. Section), hilly and stony, poor soil throughout, covered with ferns and scrub. Coarse herbage. Not capable of much improvement. |
| { 309 325 4238 4229 328 | 500 1000 .. | 3rd | P. | 300 | .. | 12 0 per annum 2s. 6d. per acre | R. C. Jenkins R. Copping | Stony forest land; steep hills in part, coarse herbage throughout. Not capable of much improvement. |
| 89A | 400 | 2nd | P. | 150 | .. | 7 10 per annum 0 5 per acre | R. Hardiman | Quiet enjoyment block. Steep stony hills, but well-grassed throughout. |
| { 344 386 | 1346 | 3rd | P. | 250 | .. | 12 10 per annum 2s. 6d. per acre | — Lester | A large proportion rocky tier land. A few good feeding hills interspersed; in parts scrubby. Capable of improvement by ringing and burning off. |
| { 216 177 242 380 | 500 1580 | 3rd | P. | 400 | .. | 20 0 per annum 0 5 per acre | R. Dodge J. Lester | One half of Lot 215 and part of Lot 177, sandy soil, covered with heath and fern. Remainder in part rocky, but throughout fairly grassed, interspersed with she-oak hills. Capable of improvement by ringing and burning off. |
| 324 | 500 | 3rd | P. | 75 | .. | 3 0 per annum 2s. 6d. per acre | — Hazell | Very poor sandy soil, covered with ferns and heath. Not capable of much improvement. |
| 277 | 506½ | 2nd | P. | 150 | .. | 9 0 per annum 0 10 per acre | J. Clark | Hilly, and in parts stony and scrubby, fairly grassed throughout, with good she-oak hills interspersed. The whole capable of improvement by ringing and burning off. |
| { 168 167 3739 | 1000 477 | 3rd | P. | 300 | .. | 12 0 per annum 2s. 6d. per acre | Vacant ditto | One half rocky tier land, sparsely grassed. The remainder stony with coarse herbage. Capable of improvement by ringing and burning off. |
| 407 | About 1500 | 3rd | P. & A. | 200 | .. | 8 0 per annum | Vacant | Lot 407 and adjoining land unsurveyed. Part very rocky; large proportion barren sandy land covered with scrub and heath, and in part heavily timbered. From 250 to 300 acres of good bottom land on Lot 407 fit for cultivation. Would be advantageously cut up into sections from 50 to 60 acres each, taking in a portion of the best up-land. 8 or 10 Second Class lots would be had. A large proportion capable of improvement by draining, ringing, and burning off. |

REPORT ON No. 7 PLAN.

PEMBROKE. (*Mr. WEDGE's District.*)

| No. of Lot. | Area. | Class. | Description. | Carrying Capacity. | | Annual and Sale Value. | Lessee. | Remarks. |
|---------------------------------|-------|--------|--------------|--------------------|---------|---|----------------|---|
| | | | | Sheep. | Cattle. | | | |
| 371 | 800 | 3rd | P. | 100 | .. | £ s. 4 0 per annum 2s. 6d. per acre | Vacant | Rocky tier land, heavily timbered and scrubby. Coarse herbage. Not capable of much improvement. |
| 181 | 1000 | 3rd | P. | 200 | .. | 8 0 per annum 2s. 6d. per acre | — Jenkins | Rocky land, principally. Part (north east) she-oak hills. Coarse herbage. Capable of improvement in part by ringing and burning off. |
| 241A | 800 | 3rd | P. | 200 | .. | 8 0 per annum 2s. 6d. per acre | E. Newitt | Rocky tier land; chiefly poor sandy soil on flats. |
| 414 | 400 | 3rd | P. | 100 | .. | 4 0 per annum 2s. 6d. per acre | Vacant | Very scrubby, with coarse herbage throughout. |
| 272 | 600 | 3rd | P. | 100 | .. | 4 0 per annum 2s. 6d. per acre | Vacant | In part rocky and steep hills. Poor soil throughout. Sand and pisé loam. Very scrubby. |
| 355 & unnumbered lot adjoining | 1750 | 3rd | P. | 250 | .. | 10 0 per annum 2s. 6d. per acre | James Rollings | Prickly wattle and ferns. |
| 316 | 107½ | 3rd | P. | Nil. | .. | 2s. 6d. per acre | Vacant | Poor sandy soil and pisé loam, sandstone, shale, and gravel. Very scrubby, ferns, and gum saplings. Not capable of much improvement. |
| 421 | 100 | 3rd | P. | Nil. | .. | 2s. 6d. per acre | Ditto | Barren sandy soil in part. Throughout poor soil. Very scrubby, and overrun with ferns. |
| 308 | 199½ | 3rd | P. | Nil. | .. | 2s. 6d. per acre | Vacant | Chief value the timber. |
| 3140 & unnumbered lot adjoining | 387 | 3rd | P. & A. | Nil. | .. | 5s. per acre | J. Bingham | In part heavily timbered and stony. Generally poor sandy soil, overrun with scrub and ferns. |
| 3625 | 400 | 3rd | A. & P. | Nil. | .. | 8 0 per annum 5s. per acre | J. Radford | Chief value the timber. |
| 8 lots unnumbered | 1200 | 3rd | P. | 200 | .. | 8 0 per annum | Vacant | Occupation Licence |
| 20 | 500 | 3rd | A. | Nil. | .. | .. | E. Williams | Very poor barren soil, sand, and pisé loam. In parts heavily timbered. Scrubby and scant herbage throughout. Chief value the timber. |
| 372 | 500 | 3rd | P. | 300 | .. | 12 0 per annum 2s. 6d. per acre | G. Lampson | Quiet enjoyment block. |
| 415 | 500 | 3rd | P. | 100 | .. | 4 0 per annum 2s. 6d. per acre | Vacant | The greater portion poor sandy soil and pisé loam. |
| 402 | 500 | 3rd | P. | 500 | .. | 25 0 per annum 0 2 6 per acre | W. Hodgson | Very scrubby, and heavily covered with gum saplings. Chief value the timber, and from proximity to Sorell. A few patches on the north-west end cultivated, and huts erected. |
| 373 | 500 | 3rd | P. | 500 | .. | 35 0 per annum 0 5 per acre | W. Hodgson | A good road to Sorell. |
| 368 | 500 | 3rd | P. | 500 | .. | 35 0 per annum 0 5 per acre | W. Hodgson | Rocky tier land principally. In parts very scrubby. Coarse herbage throughout. Capable of slight improvement by ringing and burning off. |
| 406 | 500 | 3rd | P. | 500 | .. | 35 0 per annum 0 5 per acre | W. Hodgson | Tier land heavily timbered. Chief value the timber. A few small patches here and there fit for cultivation, as homesteads for sawyers, &c. employed. Value of such 5s. per acre. |
| 409 | 500 | 3rd | P. | 500 | .. | 35 0 per annum 0 5 per acre | W. Hodgson | Part rocky tier land heavily timbered. Much broken by steep hills throughout, but well-grassed. Capable of improvement by ringing and burning off. |
| 349 | 3020 | 3rd | P. | 500 | .. | 25 0 per annum 0 2 6 per acre | W. Hodgson | Rocky tier land, heavily timbered and scrubby. Coarse herbage throughout. Not capable of much improvement. |
| 348 | 500 | 2nd | P. | 700 | .. | 35 0 per annum 0 5 per acre | W. Hodgson | Chiefly rocky tier land. A few she-oak hills and rough marshes. Capable of improvement by ringing and burning off. |
| 385 | 550 | 2nd | P. | 700 | .. | 35 0 per annum 0 5 per acre | W. Hodgson | A large proportion rocky tier land. Good grazing land with she-oak hills interspersed. Some good bottom land which is capable of improvement by ringing and burning off. A fair bush road to main line. |
| 76 | 2480 | 2nd | P. | 700 | .. | 35 0 per annum 0 5 per acre | A. Morrison | Lot 120, good second class; value of itself, 10s. per acre. |
| 122 | 2480 | 2nd | P. | 700 | .. | 35 0 per annum 0 5 per acre | A. Morrison | One-third fairly grassed; she-oak hills with parts scrubby. Capable of improvement by ringing and burning off. Remainder rocky tier land heavily timbered, of little value but for the timber. Good road from Richmond to Pros-ser's through the block. |
| 120 | 2480 | 2nd | P. | 700 | .. | 35 0 per annum 0 5 per acre | A. Morrison | Rocky tier land principally. One-third (north eastern frontage) capable of improvement by ringing and burning off. Coarse herbage, back line of little value. Good bush road to the Richmond line. |
| 161 | 2480 | 2nd | P. | 700 | .. | 35 0 per annum 0 5 per acre | A. Morrison | The back line rocky tier land, hilly throughout, and parts scrubby. Fairly grassed generally. Capable of improvement by ringing and burning off. |
| 252 | 2480 | 2nd | P. | 700 | .. | 35 0 per annum 0 5 per acre | A. Morrison | |
| 253 | 2480 | 2nd | P. | 700 | .. | 35 0 per annum 0 5 per acre | A. Morrison | |
| 113 | 2480 | 2nd | P. | 700 | .. | 35 0 per annum 0 5 per acre | A. Morrison | |
| 103 | 1000 | 3rd | P. | 200 | .. | 8 0 per annum 0 2 6 per acre | A. Morrison | |
| 35 | 2400 | 3rd | P. | 300 | .. | 12 0 per annum 0 2 6 per acre | A. Morrison | |
| 74 | 500 | 3rd | P. | 350 | .. | 14 0 per annum 0 2 6 per acre | — Grieson | |
| 99 | 1600 | 3rd | P. | 350 | .. | 14 0 per annum 0 2 6 per acre | — Stonehouse | |
| 391 | 1600 | 3rd | P. | 350 | .. | 14 0 per annum 0 2 6 per acre | — Stonehouse | |

REPORT ON No. 7 PLAN.
PEMBROKE. (*Mr. WEDGE's District.*)

| No. of Lot. | Area. | Class. | Description. | Carrying Capacity. | | Annual and Sale Value. | | Lessee. | Remarks. |
|--|------------|--------|--------------|--------------------|---------|-----------------------------|-------------------------------|-------------------|--|
| | Acres. | | | Sheep. | Cattle. | £ | s. | | |
| { 326 302 } | 800 | 3rd | P. | 150 | .. | 6 | 0 per annum | — Doctor | Steep hills and very stony. Scrub and cutting grass, with coarse herbage throughout. Not capable of much improvement. |
| 274 | 500 | 3rd | P. | 100 | .. | 4 | 0 per annum | Vacant | Steep hills and very stony, coarse herbage throughout. Bottoms scrubby and much cutting grass. Not capable of much improvement. Tier land interspersed with scrubby flats, stunted tea tree, and heath. Coarse herbage, not capable of much improvement. |
| 370 | 500 | .. | .. | .. | .. | 0 | 2 6 per acre | — Hyett | |
| 420 | 1000 | 3rd | P. | 250 | .. | 10 | 0 per annum | J. H. Hodgson | In part rocky steep hills but fairly grassed throughout. Considerable area on the eastern face good she-oak hills, capable of improvement by ringing and burning off. |
| 408 | 500 | .. | .. | .. | .. | 0 | 2 6 per acre | Vacant | |
| { 75 419 } | 1398 | 2nd | P. | 400 | .. | 20 | 0 per annum 0 5 per acre | J. H. Hodgson | Steep rugged hill and very stony, but fairly grassed on the eastern side. Surrounded by purchased land. Not capable of much improvement. |
| 11 | 540 | 3rd | P. | 100 | .. | 5 | 0 per annum 0 2 6 per acre | W. Hodgson | Unnumbered lot on the Sandspit River. |
| .. | 80 | 2nd | A. | .. | .. | 0 | 5 per acre | Vacant | About 30 acres stony hill, remainder a wet tea tree marsh. Good soil. |
| { 38 39 40 61 62 59 71 } | 5610 | 2nd | P. | 1000 | .. | 60 | 0 per annum 0 5 per acre | A. Morrison | Steep stony ranges interspersed with fairly grassed she-oak hills; in parts scrubby, and a few coarse bottoms. Capable of much improvement by ringing and burning off. |
| { 117 119 43 115 118 60 } | 1538 | 3rd | P. | 1000 | .. | 40 | 0 per annum 0 2 6 per acre | Vacant | Good road to Buckland runs through these lots. |
| { 116 16 114 37 303 } | 3640 | .. | .. | .. | .. | | | W. Hodgson | |
| 101 | 950 | .. | .. | .. | .. | | | — Cruttenden | |
| 397 | 2000 | 3rd | P. | 200 | .. | 8 | 0 per annum 0 2 6 per acre | Vacant | Part of Lot 117. 119. 43. 115. 118. 60. 116. Principally tier land interspersed with fair feeding hills. Part poor sandy soil, covered with ferns and scrub. Not capable of much improvement. |
| { 36 347 } | 1000 | 3rd | P. | 600 | .. | 24 | 0 per annum 0 2 6 per acre | Vacant | |
| 300 | 2248 | .. | .. | .. | .. | 0 | 2 6 per acre | A. Morrison | |
| { 217A 243 244 246 301 366 249A 217 } | 500 | 3rd | P. | 1000 | .. | 40 | 0 per annum 0 2 6 per acre | T. Iles | Lot 397 and unnumbered lot, 1000 acres. Rocky tier land, sparsely grassed and heavily timbered. Considerable proportion steep stony hills sparsely grassed. Large area poor swampy land, coarse sedgy grass. Not capable of much improvement. |
| 294 | 1000 | 3rd | P. | 150 | .. | 6 | 0 per annum 0 2 6 per acre | T. Iles | |
| 346 | About 1500 | 3rd | A. | Nil. | .. | Small patches, 5s. per acre | | Vacant | Rocky tier land principally. A few small patches interspersed suitable for cultivation. Coarse herbage throughout. |
| { 54 392 } | 1940 | 3rd | P. | Nil. | .. | | | Vacant | Rocky tier land. Coarse herbage. |
| { 364 321 } | 500 | 3rd | P. | Nil. | .. | | | S. Badman | Lot 346 and unnumbered lots adjoining. Rocky tier land, heavily timbered. A few small patches to be had for cultivation, for homesteads by sawyers and splitters. |
| { 256 335 } | 500 | .. | .. | .. | .. | | | Vacant | |
| { 354 351 } | 809 | 3rd | P. | 300 | .. | 12 | 0 per annum 0 2 6 per acre | Vacant | Rocky tier land, heavily timbered. Of no present value |
| { 430 431 } | 500 | .. | .. | .. | .. | | | — Stapleton | |
| { 431 140 424 427 428 429 } | 500 | .. | .. | .. | .. | | | — Turvey | Back line rocky. Hills poorly grassed. On coast line poor sandy soil generally. Scrubby, with coarse herbage. Good road. |
| | 1000 | 3rd | P. | 100 | .. | 4 | 0 per annum 0 2 6 per acre | Claridge & O'Niel | |
| | 2930 | 3rd | P. | 400 | .. | 16 | 0 per annum 0 2 6 per acre | F. L. Bomford | Rocky tier land, sparsely grassed and heavily timbered. |
| — | 100 | 2nd | P. | 25 | .. | 1 | 5 per annum 0 5 per acre | Vacant | Principally rocky tier land, interspersed with a few coarse marshes and bottoms. Coarse herbage throughout. Not capable of much improvement. Rough bush road. |
| | | | | | | | | | Unnumbered lot, surrounded by Cruttenden, Gatehouse, and Smith. |
| | | | | | | | | | She-oak hills. Stony. Fairly grassed. |

Unnumbered lot, surrounded by Cruttenden, Gatehouse, and Smith.
She-oak hills. Stony. Fairly grassed.

REPORT ON No. 7 PLAN.

PEMBROKE. (*Mr. WEDGE'S District.*)

| No. of Lot. | Area. | Class. | Description. | Carrying Capacity. | | Annual and Sale Value. | | Lessee. | Remarks. | |
|------------------------|---------------|-----------|--------------|--------------------|----------|------------------------|----|-----------------------------|----------------------|---|
| | Acres. | | | Sheep. | Cattle. | £ | s. | | | |
| { 384 382 126 | 3430 | 3rd | P. | 500 | .. | 20 | 0 | per annum | T. Cruttenden | 384. 382. 126, and unnumbered lots adjoining, 860 acres. |
| | | | | | | 0 | 2 | 6 per acre | | The greater portion barren rocky tier land, part she-oak hills, steep, and sparsely grassed, interspersed with coarse sedgy bottom. Not capable of much improvement. |
| 94 | 585 | 3rd | P. | 150 | .. | 6 | 0 | per annum | T. Cruttenden | In part very rocky. Poor sandy soil throughout. |
| 574 | 540 | .. | .. | .. | .. | 0 | 2 | 6 per acre | Quietenjoyment block | Sandstone, shale, and gravel, covered with ferns and scrub; the whole block very sparsely grassed. Not worth improving. |
| 353 | 1000 | 3rd | P. | 400 | .. | 16 | 0 | per annum | W. Searle | Back line rocky tier land, much broken up throughout and very stony, in parts heavily timbered. Coarse herbage. Not capable of much improvement. |
| { 376 383 418 | 1500 | .. | .. | .. | .. | 0 | 2 | 6 per acre | Vacant | A portion good marsh land (S.W. end adjoining Buchanan's lot). Generally very scrubby, with poor sandy soil. Fair bush road. |
| 95 | 1386 | 3rd | P. | 270 | .. | 13 | 10 | per annum | Vacant | Poor sandy soil generally, covered with ferns and scrub. Stony hills interspersed. The block not capable of much improvement. |
| 4497 | | | | | | 0 | 5 | per acre | | Chiefly rocky uplands heavily timbered. poor soil throughout. Scrubby in part. Coarse herbage. Capable of some improvement by ringing and burning off. |
| 123 | 400 | 3rd | P. | 100 | .. | 4 | 0 | per annum | John Gatehouse | Part of the Town of Triabunna, hilly and stony throughout. Poor sandy soil generally, very scrubby in part, and large proportion covered with wattle scrub and fern. Very little fit for cultivation, and only in small patches here and there. Chief value for timber. |
| | | | | | | 0 | 2 | 6 per acre | Quietenjoyment block | Poor stony land generally, and sandy soil. Very scrubby in parts. A few she-oak hills interspersed, and a few patches here and there capable of cultivation. Proximity to the Town of Triabunna slightly enhances its nominal value. |
| 171 | 700 | 3rd | P. | 250 | .. | 10 | 0 | per annum | F. Stapleton | Much broken up by steep stony hills, scrubby bottom land. On the whole fairly grassed, and the block capable of improvement by ringing and burning off. A fair bush road to Triabunna. |
| 3929 | 692 | .. | .. | .. | .. | 0 | 2 | 6 per acre | Vacant | Hilly and very stony throughout; rough scrubby bottom. Scant coarse herbage. Not capable of much improvement. A good bush road to Triabunna. |
| 47 | 540 | 3rd | P. | 100 | .. | 5 | 0 | per annum | T. D. Lord | 3930, 3931, 3934, and unnumbered lots adjoining. Rocky tier land chiefly, and heavily timbered. Not capable of much improvement; coarse herbage throughout. |
| | | | | | | 0 | 5 | per acre | | Tier land, rocky and much broken up. Greater part heavily timbered; poor soil throughout. Not capable of much improvement. |
| 48 | 1300 | 3rd | P. | 350 | .. | 14 | 0 | per annum | F. Aubin | 401. 352, and country to the west, north, and south. Rugged tier land, generally very heavily timbered; of no pastoral value. |
| | | | | | | 0 | 5 | per acre | Quietenjoyment block | Rocky tier land in part, with steep sandstone ranges; poor sandy soil generally, covered with fern and prickly wattle scrub. A coarse marsh here and there. Not capable of much improvement. |
| 49 | 1742 | 2nd | P. | 500 | .. | 25 | 0 | per annum | W. T. Noyes | Small lots of agricultural, 10s. per acre. |
| | | | | | | 0 | 10 | per acre | Quiet enjoyment lot | Part sandstone range, and very scrubby; portion fair feeding hills, but stony. Capable of slight improvement by ringing and burning off. Two small lots, 2274 and 2275, second class agricultural. |
| { 45 152 | 1000 | 3rd | P. | 250 | .. | 10 | 0 | per annum | G. A. Mace | Unnumbered lot adjoining Lot 251. |
| | | | | | | 0 | 5 | per acre | Quietenjoyment block | A fair agricultural lot, about two-thirds rich bottom soil; upland good and not heavily timbered. |
| { 3930 3931 3934 | 2075 | 3rd | P. | 400 | .. | 16 | 0 | per annum | Vacant | Sandstone ranges; poor sandy soil; sandstone shale, and gravel covered with scrub, ferns, &c., and badly grassed. Small lot not fit for cultivation. |
| | | | | | | 0 | 2 | 6 per acre | | |
| { 290 398 | 1500 | 3rd | P. | 250 | .. | 10 | 0 | per annum | W. Finch | |
| | | | | | | 0 | 2 | 6 per acre | | |
| 401 | 900 | .. | .. | Nil. | .. | .. | .. | .. | Vacant | |
| 352 | | | | | | | | | | |
| { 336 96 96 | 1322 | 3rd | P. | 200 | .. | 8 | 0 | per annum | T. Cruttenden | |
| | | | | | | 0 | 2 | 6 per acre | | |
| { 250 262 | 1000 | 3rd | P. & A. | 200 | .. | 8 | 0 | per annum | J. Palmer | |
| | | | | | | 0 | 2 | 6 per acre | T. Burbury | |
| — | 67 3 39 | 2nd | A. | .. | .. | 0 | 10 | per acre | Vacant | |
| { 2277 251 | 63 2 3 500 | 3rd .. | P. .. | 100 .. | .. .. | 4 | 0 | per annum 0 2 6 per acre | T. Burbury | |

REPORT ON No. 7 PLAN.
PEMBROKE. (*Mr. WEDGE'S District.*)

| No. of Lot. | Area. | Class. | Description. | Carrying Capacity. | | Annual and Sale Value. | | Lessee. | Remarks. | |
|-------------|--------|--------|--------------|--------------------|---------|------------------------|----|------------|--------------|--|
| — | Acres. | | | Sheep. | Cattle. | £ | s. | | | |
| | 204½ | 3rd | P. | 200 | .. | 8 | 0 | per annum | Vacant | Lots unnumbered west of Lot 15. |
| | 545 | | .. | .. | .. | 0 | 2 | 6 per acre | | Small area of marsh land in Lot 545 acres; remainder very poor barren hills, much broken up; sandstone shale and gravel. Not capable of much improvement. |
| | 748 | | | | | | | | | |
| { 82A | 700 | 3rd | P. | 600 | .. | 24 | 0 | per annum | S. Page | 82A, 15, 82, and unnumbered lot 498½ acres. |
| { 15 } | 3098½ | .. | .. | .. | .. | 0 | 2 | 6 per acre | Vacant | A large proportion very stony with broken sandstone ranges. A small area of feeding hills and marsh land interspersed; and a portion of Lot 82 capable of cultivation. A fair bush road runs through the lots. |
| { 82 } | | | | | | | | | | |
| { 81 | 3500 | 3rd | P. | 500 | .. | 20 | 0 | per annum | Vacant | Rugged stony country generally, with a good feeding hill and coarse marsh here and there; principally poor sandy soil. Hut and yard on Lot 81, junction of the rivers, and about 10 acres in cultivation. |
| { 105 | | | | | | 0 | 2 | 6 per acre | | |
| { 360 | | | | | | | | | | |
| { 342 | | | | | | | | | | |
| { 374 | 3000 | 3rd | P. | 300 | .. | 9 | 0 | per annum | Vacant | Part rocky tier land; very poor sandy soil in the flats; heath and scrub with coarse wet marshes covered with sedgy grass. |
| { 117 | | | | | | 0 | 2 | 6 per acre | | |
| { 417 } | 1000 | 3rd | P. | 350 | .. | 10 | 10 | per annum | J. Palmer | Tier land chiefly: in most parts heavily timbered, interspersed with heathy flats and coarse wet bottoms; herbage very coarse throughout. No portion of the land capable of much improvement. |
| { 108 } | | | | | | 0 | 2 | 6 per acre | | |
| { 358 } | 2000 | .. | .. | .. | .. | | | | Vacant | |
| { 359 } | | | | | | | | | | |
| { 231 | 1000 | 3rd | .. | .. | .. | | | | Vacant | Rocky tier land, not worth occupation. |
| { 221 | | | | | | | | | | |
| { 84 | 3500 | 3rd | P. | 500 | .. | 20 | 0 | per annum | J. Ibbott | Rocky tier land principally; heavily timbered; coarse herbage. Not capable of much improvement. |
| | | | | | | 0 | 2 | 6 per acre | | |
| { 83 } | 1600 | 3rd | P. | 700 | .. | 21 | 0 | per annum | J. Ibbott | Steep ranges and rocky; very scrubby in parts, and heavily timbered. Sandy soil generally, covered with ferns and coarse herbage. No portion capable of improvement. |
| { 259 } | | | | | | 0 | 2 | 6 per acre | | |
| { 399 } | 1640 | .. | .. | .. | .. | | | | Cort & Beard | |
| { 129 } | | | | | | | | | | |
| { 225 } | 1850 | .. | .. | .. | .. | | | | Vacant | |
| { 310 } | | | | | | | | | | |
| { 311 } | | | | | | | | | | |
| { 494 } | 7040 | 3rd | P. | 1000 | .. | 30 | 0 | per annum | Vacant | The greater proportion rugged tier land and steep sandy ranges covered with ferns, scrub, &c.; coarse herbage. Not capable of much improvement. |
| { 404 | | | | | | 0 | 2 | 6 per acre | | |
| { 146 | | | | | | | | | | |
| { 128 | | | | | | | | | | |
| { 51 | | | | | | | | | | |
| { 222 | | | | | | | | | | |
| { 223 | | | | | | | | | | |
| { 224 | | | | | | | | | | |
| { 343 | | | | | | | | | | |
| { 330 | | | | | | | | | | |
| { 331 | | | | | | | | | | |
| { & 200 | acre | lot | | | | | | | | |
| { 320 | 1050 | 3rd | P. | 200 | .. | 8 | 0 | per annum | Vacant | Rugged tier land; scrubby; poor sandy soil, covered with ferns, &c. in part; coarse herbage throughout. Not capable of much improvement. |
| { 285 | | | | | | 0 | 2 | 6 per acre | | |
| 305 | 2000 | 3rd | .. | 300 | .. | 12 | 0 | per annum | Vacant | Rocky tier land, much broken up by steep gullies. Heavily timbered; coarse herbage. Not capable of much improvement. |
| | | | | | | 0 | 2 | 6 per acre | | |
| { 145 } | 1000 | 2nd | P. | 670 | .. | 33 | 10 | per annum | J. Radford | Sale in one lot 5s. per acre. Lot 154, 10s. per acre. |
| { 155 } | | | | | | | | | | |
| { 154 } | 1300 | .. | .. | .. | .. | | | | Vacant | Steep rocky hills, but fairly grassed and interspersed with sound grazing she-oak hills, capable of improvement by ringing and burning off. A few good bottoms, and a homestead with from 100 to 150 acres of good land for cultivation, could be formed on Lot 154. |
| { 263 } | | | | | | | | | | |
| { 4502 | 1607 | 3rd | P. | 200 | .. | 8 | 0 | per annum | Vacant | Very poor and barren soil throughout: sandstone shale and gravel, covered with heath and cutting grass. Not capable of much improvement. |
| { 299 | | | | | | 0 | 2 | 6 per acre | | |
| 356 | 3000 | 2nd | P. | 1000 | 50 | 62 | 10 | per annum | J. Clark | Forestier's Peninsula. |
| { 260 | | .. | .. | .. | .. | 0 | 5 | per acre | Vacant | With these lots should be combined part of Lot 361, 416, 379, and 362. Carrying capacity—500 sheep, 50 cattle; annual value £37 10s. |
| { 420 | | | | | | | | | | Total area; about 8000 acres. |

REPORT ON No. 7 PLAN.

PEMBROKE. (Mr. WEDGE'S District.)

| No. of Lot. | Area. | Class. | Description. | Carrying Capacity. | | Annual and Sale Value. | | Lessee. | Remarks. |
|--------------------------|------------|--------|--------------|---------------------------------------|---------|------------------------|--|----------------------|--|
| | | | | Sheep. | Cattle. | £ | s. | | |
| 361 416 379 362 | .. | 2nd | P. | 500 | 50 | 37 | 10 per annum 0 5 per acre | | These lots comprise the best portion of the Peninsula. A large proportion of Lot 356 sound grazing land, chiefly she-oak hills, with good bottom land capable of improvement by ringing and burning off. <i>Commissariat Reserve.</i> —About one-half (210 acres) good feeding land with some portions fit for cultivation, and having the most suitable site for a homestead; the remainder hilly and stony, running into tier lands. <i>Township Reserve.</i> —Chiefly sandy soil, bearing coarse herbage and heath, with button grass and tea tree bottoms interspersed: the latter capable of improvement by ringing and burning off. No probability of a town ever being formed, the surrounding country for miles being incapable of maintaining a population; and otherwise the situation has no advantages as a shipping-place. The most judicious apportionment of the area would be to add the other lots noted and make up a property which could be profitably occupied. |
| .. | 96 | 2nd | P. | .. | .. | 0 | 5 per acre | Vacant | Unnumbered lot, J. Clark applicant. Stony she-oak hill; poor soil, and of no special value. |
| .. | About 8000 | 2nd | P. | 1500 | 100 | 100 | 0 per annum 0 5 per acre | 3000 acres, J. Clark | From Blackman's Bay to Flinder's Bay. The entire area of crown land comprised within the Peninsula may be estimated at 36,000 acres. A line drawn from the extreme south-east point of Blackman's Bay to the north-east point of Flinders' Bay—would place on its western side about 8000 acres as available for pastoral purposes. And this area may be classed as follows:—2000 acres medium first class pastoral, and 1000 acres as second class, 3000 acres third class, and 2000 acres (interspersed, but chiefly along the western side of the line,) of waste land. The remaining 28,000 acres (on the eastern side) is of no pastoral value whatever. A succession of rocky tiers and mountain interlaced by narrow strips of bottom land, poor sandy soil and shingle, covered with scrub and prickly wattle and ferns. Good timber thinly scattered throughout, except in a few exceptional spots of rich bottom land which have been selected; and of the whole area it cannot be classed other than waste land. From the position of the above 8000 acres and configuration of the country around, it is improbable that competition would arise for the occupation by purchase of any considerable proportion if offered in small lots, but as one block it would form a fair property within itself, and most likely to realise full value. |
| .. | 24,000 | 2nd | P. & A. | 2500 Dry Sheep 500 Breedings Ewes. | 50 | £ | s. d. 200 0 0 20 0 0 40 0 0 260 0 0 0 5 per acre for the whole. | — Dunbabin | Maria Island. The best portions of land on this island is almost entirely restricted to the western coast line,—from Darlington at the north-west point, to Long Point on the south west. Darlington Station contains 1000 acres good second class pastoral land (including say 50 acres of medium quality soil for cultivation.) Long Point Station (7 miles distant) about the same proportion. The intervening country is much broken up and of inferior quality. She-oak hills with fair grazing capabilities are limited, and do not run far from the coast line. Chiefly stony ranges, in parts heavily timbered, with scant herbage; the open bottoms (some of |

REPORT ON No. 7 PLAN.

PEMBROKE. (*Mr. WEDGE's District.*)

| No. of Lot. | Area. | Class. | Description. | Carrying Capacity. | | Annual and Sale Value. | | Lessee. | Remarks. |
|-------------|--------|--------|--------------|--------------------|---------|------------------------|----|---------|--|
| | Acres. | | | Sheep. | Cattle. | £ | s. | | |
| | | | | | | | | | considerable extent) poor sandy soil covered with heath and sedgy grass; little scope for improvement at any point, except a small marsh of fair soil near Long Point. The southern portion (7000 acres) beyond the Neck rugged tier land principally, not capable of much improvement. At Darlington there are six enclosed paddocks which have been cultivated. With the exception of the hop-ground and garden, the soil is not first class and very irregular, sand, stiff clay, pisé loam, and thin calcareous limestone soil; many parts very stony. A considerable proportion exposed to the N.W. gales, which renders a crop very precarious. Long Point has one good field of 35 acres, and 3 small ones of 10 acres, in all 45 acres of fair soil. A much larger area has apparently been cultivated at both Stations, but could not, from the rocky stony character of the land, have been so but by manual labour with the hoe. May have been necessary to employ prison labour, but not profitable with any: no plough could enter. As at present laid out, besides the above paddocks, the property is so fenced as to make seven distinct sheep-runs. Generally, the fences are in good order: chief defects in the post and rail around the homesteads. The various buildings on these Stations are rapidly becoming ruins, the only habitable premises being the dwelling-house at each, and these much out of repair. Several of the buildings have been gutted of their fittings. From Darlington, along the eastern coast line to the Neck, the country is almost entirely barren, and for a considerable distance inland. Rocky tiers heavily timbered, dense scrub, limestone rock, conglomerate granite and quartz ranges, sandstone cliffs, &c.; no part fit for settlement. The whole area (24,000 acres) may be thus estimated:—8000 available for occupation for pastoral purposes, the remaining 16,000 acres waste land. Of the 8000 acres, 1000 acres medium first class pastoral (including the land fit for cultivation), 2000 acres second class pastoral, and 5000 acres third class. I am of opinion the property would sell or let to greater advantage if divided into <i>two</i> lots; each could be made of about the same area, and the capabilities and advantages of each would be, as near as possible, the same. The valuation I have given is in accord with the present state of the produce markets and means of communication. The profits would be very materially increased if the occupier had a flock of pure Saxon Merino sheep, the Island being free from the scab disease. They would be of great value for export, and there always will be a very large demand from the adjoining Colonies. And so, also, if steam communication was regular along the coast the value of the property would be much enhanced. |

ROBERT CRAWFORD, *Commissioner Inspecting Crown Lands.*

REPORT ON No. 8 PLAN.

PART OF THE COUNTY OF DORSET.

MR. BROWN'S DISTRICT.

SUMMARY of Pastoral Crown Lands.—Part of the Counties of CORNWALL and DORSET, as classed and valued, April, 1870. (Mr. BROWN'S Survey District.)

| NO. OF LOT OR LOTS. | CLASS AND AREA. | | | CARRYING CAPACITY. | | ANNUAL VALUE. | | |
|--|-----------------|----------------|---------------|--------------------|----------------|---------------|----|----|
| | <i>First.</i> | <i>Second.</i> | <i>Third.</i> | <i>Sheep.</i> | <i>Cattle.</i> | | | |
| | Acres. | Acres. | Acres. | | | £ | s. | d. |
| 171. 152. 152A..... | .. | .. | 1190 | 200 | .. | 10 | 0 | 0 |
| 170. 196. 195 | .. | .. | 1500 | 200 | .. | 8 | 0 | 0 |
| 57, 58. 78. 405..... | .. | .. | 3358 | 700 | .. | 28 | 0 | 0 |
| 167 | .. | .. | 500 | 100 | .. | 4 | 0 | 0 |
| 168..... | .. | .. | 500 | 100 | .. | 5 | 0 | 0 |
| 67. 273A..... | .. | .. | 1650 | 300 | .. | 12 | 0 | 0 |
| 30. 191A. 308 | .. | .. | 1950 | 500 | .. | 20 | 0 | 0 |
| 35. 109. 129. 421. 419..... | .. | .. | 3000 | 500 | .. | 15 | 0 | 0 |
| 191. 31, &c. | .. | .. | 2000 | 300 | .. | 9 | 0 | 0 |
| 420, Town of Beechford | .. | .. | 2000 | 500 | .. | 15 | 0 | 0 |
| 287A | .. | .. | 1000 | 200 | .. | 6 | 0 | 0 |
| 24 | .. | .. | 500 | 100 | .. | 5 | 0 | 0 |
| Town of Weymouth, 79, &c. | .. | .. | 2500 | 300 | .. | 12 | 0 | 0 |
| 130. 372 | .. | .. | 1000 | 200 | .. | 8 | 0 | 0 |
| 407..... | .. | .. | 2000 | 400 | .. | 16 | 0 | 0 |
| 99. 102 | .. | .. | 5000 | 1000 | .. | 40 | 0 | 0 |
| Town of St. Albans, Public Reserve, and 762, 763. 100 | .. | .. | 6000 | 1500 | .. | 60 | 0 | 0 |
| 113. 226 | .. | .. | 2500 | 400 | .. | 12 | 0 | 0 |
| 249. 137. 14 | .. | .. | 3441 | 500 | .. | 20 | 0 | 0 |
| 274..... | .. | 500 | .. | 100 | .. | 5 | 0 | 0 |
| 12..... | .. | .. | 500 | 100 | .. | 4 | 0 | 0 |
| 258..... | .. | .. | 500 | 100 | .. | 5 | 0 | 0 |
| 610, 611, 612, 613 | .. | .. | 2000 | 300 | .. | 12 | 0 | 0 |
| 305. 128, 158. 412. 608 | .. | .. | 3000 | 600 | .. | 24 | 0 | 0 |
| 411..... | .. | .. | 1000 | 100 | .. | 4 | 0 | 0 |
| 105, 106. 416. 207. 62, including Town of Melcombe..... | .. | 4000 | .. | 1000 | .. | 50 | 0 | 0 |
| 10. 29. 413, 414, 415. 65, and Town of Fraser | .. | 4400 | .. | 1200 | .. | 60 | 0 | 0 |
| 2. 451 | .. | .. | 4000 | 600 or | 100 | 18 | 0 | 0 |
| 20 | .. | .. | 450 | .. | .. | 2 | 0 | 0 |
| TOTALS | .. | 8900 | 53,039 | 12,100 | 100 | £489 | 0 | 0 |

ROBERT CRAWFORD, *Commissioner Inspecting Crown Lands.*

REPORT ON No. 8 PLAN.

Part of DORSET. (Mr. BROWN'S District.)

| No. of Lot. | Area. | Class. | Description. | Estimated Carrying Capacity. | | Annual and Sale Value. | | Lessee. | Remarks. |
|--|---------------------|----------------|----------------|------------------------------|----------------|------------------------|-----------------------------|---------------------------------------|---|
| | | | | Sheep. | Cattle. | £ | s. | | |
| ... | 500 | 3rd | P. | ... | ... | ... | ... | Vacant | Town of Upway. The greater portion very much broken by steep rocky hills. From its position on the Main Road from Launceston to the Piper's River and George Town, such lots as can be laid out for sale on the road-side would be of considerable value at the present time. |
| ... | .. | 2nd | A. | .. | .. | 1 | 0 0 per acre by selection | Vacant | Town of Dorchester. Nearly the whole of the river frontage and best portion of the block has been taken up by two parties. The remainder has a few small areas of good soil for cultivation, but in the gross hilly and stony, and heavily timbered. I advise that the remaining area should be thrown open to selection under the ordinary regulations. |
| { 171 } 152 } 152A | 880 310 | 3rd .. | P. .. | 200 .. | .. .. | 10 0 | 0 per annum 5 per acre | C. S. Bacon W. P. Coulson | Chiefly rocky forest land, heavily timbered, and in parts very scrubby. A small area of good grazing scattered throughout. |
| { 170 } 196 } 195 | 1500 | 3rd | P. | 200 | .. | 8 0 | 0 per annum 2 6 per acre | Vacant | The Main Road from Launceston to Piper's River and George Town runs through Lot 152. Inferior country throughout. Low land, poor, sandy soil, coarse herbage, with belts of tea-tree and scrub. Upland stony and ferny; timbered and scrubby. |
| { 57 } 58 } 78 } 405 | 1658 1000 700 | .. .. .. | P. | 700 .. .. | .. .. .. | 28 0 | 0 per annum 5 per acre | J. Mackersey C. S. Bacon Vacant | Four lots, 3358 acres. A considerable proportion rocky upland, heavily timbered, interlaced with good grazing hills and bottom land of limited area. Portions capable of improvement by draining, ringing, and burning off. A good position for shepherd's station to be had on Lot 78. |
| 167 | 500 | 3rd | P. | 100 | .. | 4 0 | 0 per annum 2 6 per acre | Vacant | Low open country. Coarse herbage on the flats. Upland very stony. In part good soil, and capable of improvement by draining, ringing, and burning off. |
| 168 | 500 | 3rd | P. | 100 | .. | 5 0 | 0 per annum 2 6 per acre | F. Neilley | A large proportion of rocky upland but fairly grassed. Coarse bottoms along the creek. Capable of improvement by ringing and burning off. |
| { 273A } 67 | 1650 | 3rd | P. | 300 | .. | 12 0 | 0 per annum 2 6 per acre | Vacant | Chiefly hilly forest land, heavily timbered and scrubby. Low land coarse flats, poor sandy soil up to the hills, amongst which patches of good soil are found. |
| { 30 } 191A } 308 | 1950 | 3rd | P. | 500 | .. | 20 0 | 0 per annum 5 per acre | Vacant | Rugged country chiefly. A fair proportion of good feeding land on she-oak hills. Bottom lands heathy and scrubby, running into forest with patches of better soil. |
| { 33 } 109 } 129 } 421 } 419 | 3000 | 3rd | P. | 500 | .. | 15 0 | 0 per annum 2 6 per acre | W. Lawton | Sandy heathy country principally, with coarse marshes and flats interspersed. Upland forest and scrubby, backed up by quartz hills with slate shingle veins occasionally. |
| { 191 } 31 | 1000 | 3rd | P. | 300 | .. | 9 0 | 0 per annum 2 6 per acre | W. Lawton | Two lots, 1000 acres, with about 1000 acres of similar country unsurveyed, east of Lot 31, 2000 acres in all. Low-lying, sandy, heathy land, with belts of forest and scrub. Coarse herbage throughout. |
| { .. } 420 | 1000 1000 | 3rd .. | P. .. | 500 .. | .. .. | 15 0 | 0 per annum 2 6 per acre | Vacant J. Lathey | Town of Beechford. Heathy, ferny land, with belts of forest and tea-tree scrub interspersed through coarse flats and marshes. Quartz hills, slate, and sandstone shale veins at intervals. |
| 287A | 1000 | 3rd | P. | 200 | .. | 16 0 | 0 per annum 5 per acre | R. Jones | Chiefly heathy ferny land. Upland timbered, and scrubby; coarse herbage throughout. East and south of this block, on the Currie Rivulet, a considerable area of Second Class Agricultural land, lightly timbered, and generally level, sand and clay loam. A good soil for wheat or grasses. |

REPORT ON No. 8 PLAN.

Part of DORSET. (Mr. BROWN'S District.)

| No. of Lot. | Area. | Class. | Description. | Carrying Capacity. | | Annual and Sale Value. | | Lessee. | Remarks. |
|-------------|------------------|--------|--------------|--------------------|---------|------------------------|----|------------|---------------|
| | | | | Sheep. | Cattle. | £ | s. | | |
| 24 | 500 | 3rd | P. | 100 | .. | 5 | 0 | per annum | Vacant |
| | | | | | | 0 | 2 | 6 per acre | |
| 79 | Part of 1000 | 3rd | P. | 300 | .. | 10 | 0 | per annum | Henry Hills |
| | | .. | .. | .. | .. | 0 | 2 | 6 per acre | Vacant |
| .. | About 1500 acres | .. | .. | .. | .. | .. | .. | .. | |
| 130 | 1000 | 3rd | P. | 200 | .. | 8 | 0 | per annum | L. W. Counsel |
| 372 | | | | | | 0 | 2 | 6 per acre | |
| 407 | 1000 | 3rd | P. | 400 | .. | 16 | 0 | per annum | T. Hardwicke |
| | | | | | | 0 | 2 | 6 per acre | |
| 99 | 500 | 3rd | P. | 1000 | .. | 40 | 0 | per annum | C. Headlam |
| 102 | 4500 | .. | .. | .. | .. | 0 | 2 | 6 per acre | Vacant |
| 762 | 5000 | 3rd | P. | 1500 | .. | 60 | 0 | per annum | C. Headlam |
| | | | | | | 0 | 2 | 6 per acre | |
| 763 | | | | | | | | | |
| 100 | 1000 | .. | .. | .. | .. | | | | Vacant |
| — | | | | | | | | | |

Small area next river rich bottom land but subject to floods. Part cultivated. Upland poor gravelly quartz and sandy soil; fern and heath. Timber on rocky quartz ranges, interspersed with coarse bottom land. This lot and the country throughout to and along the coast-line to the Black Rock and 14-mile Bluff, thence south to the 14 mile Creek, on the George Town Road is of the same character. Continuous ranges of quartz, slate, and sandstone, and becoming more mountainous as they trend inland. Exceedingly scrubby in most parts, especially on the higher ranges. Near the coast-line the flats or marshes are of considerable area, (as at the Back Creek diggings) decreasing to narrow gullies (as at the Springs and Den Gold Fields), and the whole of no value as a pastoral country.

Town of Weymouth.
About 2000 acres of this reserve on the western side of the Piper's River. Much too large an area for the requirements of the district, and never likely to be so occupied to any extent. Greater portion much broken up, quartz ranges and hilly. Scrubby throughout. On the eastern side of the river, part low marsh land and abrupt sandhills. Inland rocky and scrubby. In the event of the Back Creek Gold Fields progressing in population, and working towards this point (the entire area having equal auriferous indications), it would become of some importance, as doubtless the chief requirements of the population would be landed here to avoid the expensive land route. Boats can land goods within four miles of the present diggings, and a road could be taken upon an easy gradient throughout.

Two lots, 1000 acres, to which could be added a considerable area of similar country adjoining. Towards the coast-line open heathy land, and coarse herbage running inland to scrubby forest land heavily timbered, with patches of good grazing here and there, and small areas of good soil in the bottoms.

One lot, 1000 acres, and of similar country surrounding 1000 acres, 2000 acres in all. A considerable extent of open country, marsh and lagoons, capable of improvement by draining. Fair soil for grasses in the marshes. Upland poor sandy soil, and in parts very scrubby.

Two lots, 5000 acres. A large proportion of open country. Belts of tea-tree scrub and quartz ranges. Very scrubby and heavily timbered. Coarse herbage throughout. Some of the marsh land capable of improvement by drainage, &c.

Town of St. Albans and Public Reserve.
Five lots, 6000 acres. Chiefly open undulating country; extensive plains and marshes. Not capable of much improvement. Lagoons interspersed. Coarse herbage throughout. Numerous veins of quartz running into quartz ranges with belts of scrub and tea-tree on the upland. This and the adjoining country south has strong auriferous indications, and well deserves the attention of gold prospectors.
The Town of St. Albans and Public Reserve are not likely to be of any special value unless a mining population should settle in the locality. No other inducement to settlement for many miles around.

REPORT ON No. 8 PLAN.

Part of DORSET. (Mr. Brown's District.)

| No. of Lot. | Area. | Class. | Description. | Carrying Capacity. | | Annual and Sale Value. | | Lessee. | Remarks. |
|---|---------------------------|------------------------|----------------------|-------------------------|--------------------------|------------------------|--|---|--|
| | Acres. | | | Sheep. | Cattle. | £ | s. | | |
| { 113 226 } | 1000 | 3rd | P. | 400 | .. | 12 | 0 per annum 0 2 6 per acre | Vacant | Two lots, 1000 acres, with 1500 acres of similar land between the lots. 2500 acres in all. Chiefly forest land; in parts heavily timbered and scrubby, with quartz veins at short intervals. A proportion of good grazing land interspersed, and capable of improvement by ringing and barking the wattle. A considerable area is laid down (on the map) in this locality as an agricultural area, but a very small portion indeed could be selected for such a purpose. A few small lots on the banks of the river and at the branches might be selected, should the vicinity be settled upon by a mining population, auriferous indications being good. |
| { 249 137 14 } | 1000 2441 | 3rd .. | P. .. | 500 .. | .. .. | 20 0 | 0 per annum 2 6 per acre .. | Vacant A. W. Brewer | Three lots, 3441 acres. Chiefly open undulating country. Generally poor sandy soil, covered with heath and fern, interspersed with rough marshes and swamps. Upland scrubby forest, and in parts heavily timbered. Coarse herbage throughout. Not capable of much improvement. |
| 274 | 500 | 2nd | A. & P. | 100 | .. | 5 | 0 per annum 0 5 per acre | Vacant. | A portion of this lot suitable for cultivation. Tea-tree scrub on the banks of the brook, with good soil. Back portion of the lot very stony, forest land, good soil. |
| 16 | 640 | .. | A. | .. | .. | 1 | 0 per acre | Vacant. | A considerable proportion of this block suitable for settlement as agricultural lots, and a much better position for a village reserve than that laid out on the opposite side of the river. I recommend that it should be so laid out. The main road to the Piper's River Gold Fields passes through the lot. The north-west angle of the lot scrubby and heavily-timbered land. |
| 12 | 500 | 3rd | P. | 100 | .. | 4 | 0 per annum 0 2 6 per acre | Vacant | Forest land, hilly, with hop scrub; poor soil; coarse herbage in bottom land adjoining the river. |
| 1864. | 100 | 2nd | A. | .. | .. | 0 | 10 per acre | Vacant | A small area of good land in the bend of the river. A reserved road to Piper's River runs through lot. |
| 258 | 500 | 3rd | P. | 100 | .. | 5 | 0 per annum 0 5 per acre | G. Priest | Forest land, in part heavily timbered. A small portion of bottom land. Fair herbage. A large area of similar land adjoining. |
| { 610 611 612 613 } | 2000 | 3rd | P. | 300 | .. | 12 | 0 per annum 0 2 6 per acre | W. P. Coulson | Four lots, 2000 acres. Inferior country, much broken up; rocky and poor soil throughout. In parts very scrubby, and heavily timbered. George Town Road from Launceston runs through Lot 611. |
| { 305 128 158 412 608 411 } | 1000 2000 | 3rd .. | P. .. | 600 .. | .. .. | 24 0 | 0 per annum 2 6 per acre .. | W. P. Coulson Vacant | Five lots, 3000 acres. A considerable proportion rocky tier land, heavily timbered and scrubby, hilly and stony throughout. Coarse herbage. |
| { 63 64 } | 2000 | 2nd | P. | 500 | .. | 25 | 0 per annum 0 5 per acre | H. F. Neilley | A small proportion of tier country; generally hilly and stony, but well grassed throughout. A sound grazing block; warm she-oak hills. |
| { 105 106 416 207 62 } | 3000 1000 | 2nd .. | P. .. | 1000 .. | .. .. | 60 0 | 0 per annum 5 per acre .. | W. W. Faucett ditto | 105, 106, 416, 207, 62, including Town of Melcombe Regis. Four lots, 4000 acres. A large proportion of rocky tier land, heavily timbered, and in part scrubby. Good sound grazing land throughout, although hilly and stony. A fair proportion of feeding land, she-oak hills, and bottoms. A small proportion of the Town Reserve fit for cultivation, along the frontage of the creek. |
| { 10 29 413 414 415 65 2 451 } | 3900 500 500 500 | 2nd .. 3rd .. | P. .. P. .. | 1200 .. 600 .. | or 100 .. | 60 0 18 0 | 0 per annum 5 per acre .. 0 per annum 2 6 per acre | C. C. Swan Vacant John Aams J. J. Peck | Six lots, 4400 acres. Sound grazing land. Generally very rocky, with patches of bottom land and she-oak hills interspersed. Shepherd's station on Lot 10, and also on the Town Reserve. |
| 20 | 450 | 3rd | P. | .. | .. | 2 | 0 per annum 0 2 6 per acre | W. Carr | Two lots, 1000 acres, to which could be added, of similar country adjoining, 3000 acres—4000 in all. Chiefly rocky forest land, interspersed by considerable marshes and bottoms of coarse herbage. Marshes capable of improvement by draining, and small patches of the bottom lands could be cultivated. Forest land, very stony and rocky throughout. Chief value the timber. A small lot of inferior bottom land, at the north-west boundary line. |

REPORT ON No. 9 PLAN.

Parts of the Counties of—

| | | |
|-----------|---|-----------------------|
| DORSET, | } | MR. HURST'S DISTRICT. |
| CORNWALL, | | |

SUMMARY of Pastoral Crown Lands. Part of the County of DORSET. Mr. HURST's Survey District, as classed and valued March, 1870.

| NO. OF LOT OR LOTS. | CLASS AND AREA. | | | CARRYING CAPACITY. | | ANNUAL VALUE. | | |
|--|-----------------|---------|---------|--------------------|---------|---------------|----|----|
| | First. | Second. | Third. | Sheep. | Cattle. | | | |
| 216. 53. 400. 402, and Town of St. Maur | — | 3390 | — | 800 | — | £ | s. | d. |
| 40, 41. 206 | — | — | 1950 | 300 | — | 32 | 0 | 0 |
| 6. 19. 108. 243. 268 | — | — | 3000 | — | — | 9 | 0 | 0 |
| 217, 218 | — | 2000 | — | 500 | — | 20 | 0 | 0 |
| 71 | — | — | 1000 | 200 | — | 6 | 0 | 0 |
| 70. 83. 114. 825. 831, and Town of Swanage | — | — | 5000 | 1000 | 50 | 40 | 0 | 0 |
| 820. 827 | — | — | 1280 | 300 | — | 9 | 0 | 0 |
| 828 | — | — | 640 | 100 | — | 3 | 0 | 0 |
| 829, 830 | — | — | 1280 | 200 | — | 6 | 0 | 0 |
| 832 | — | — | 1500 | 300 | — | 9 | 0 | 0 |
| Town of Corfe Castle | — | — | 800 | 200 | — | 6 | 0 | 0 |
| 397, &c. | — | — | 4000 | 1000 | — | 30 | 0 | 0 |
| 118, 119. 765 | — | — | 4640 | 1000 | — | 30 | 0 | 0 |
| 436. 115. 214 | — | — | 5000 | 1000 | — | 30 | 0 | 0 |
| 435. 447. 246. 245. 88. 117 | — | — | 10,000 | 2000 | 50 | 70 | 0 | 0 |
| 409. 408. 410 | — | — | 3000 | 500 | — | 15 | 0 | 0 |
| 393, Town of Ringarooma | — | — | 1100 | 200 | — | 6 | 0 | 0 |
| 114. 425. 434 | — | — | 12,000 | 2000 | 100 | 80 | 0 | 0 |
| 142A, 142. 272 | — | — | 11,800 | 1500 | 100 | 60 | 0 | 0 |
| 141. 146. 96, 97 | — | — | 9330 | 1500 | — | 45 | 0 | 0 |
| 191. 165. 75, 76 | — | — | 8950 | 1000 | 50 | 40 | 0 | 0 |
| 138, 138A. 228. 95 | — | — | 8000 | 1000 | — | 30 | 0 | 0 |
| 370, 371. 448. 248. 367. 198. 293. 213. | — | — | 8000 | 1000 | 100 | 50 | 0 | 0 |
| 358 | — | — | 5000 | 1000 | 50 | 40 | 0 | 0 |
| 440. 355. 364. 441. 277. 48, and Town of Poole, and Public Reserve | — | — | 10,000 | 2000 | 100 | 80 | 0 | 0 |
| 394, 395. 150 | — | — | 6000 | 1000 | 50 | 40 | 0 | 0 |
| 401. 426. 454. 393 | — | — | 6000 | 1000 | 50 | 40 | 0 | 0 |
| Total Dorset | — | 5390 | 134,270 | 22,600 | 700 | 826 | 0 | 0 |
| <i>Part of Cornwall—</i> | | | | | | | | |
| 5 | — | — | 1000 | 200 | — | 12 | 0 | 0 |
| 3415. 4266, 4267, and adjoining lot | — | — | 2220½ | 500 | 50 | 30 | 0 | 0 |
| 177 | — | — | 240 | 55 | — | 2 | 4 | 0 |
| 9. 455 | — | — | 1150 | 200 | — | 8 | 0 | 0 |
| 294. 286 | — | — | 1000 | 150 | — | 6 | 0 | 0 |
| 126, 126A. 287 | — | — | 1500 | 200 | — | 10 | 0 | 0 |
| 404, 405 | — | — | 1000 | — | 50 | 5 | 0 | 0 |
| Total Cornwall | — | — | 8110½ | 1305 | 100 | 73 | 4 | 0 |
| Total Dorset | — | 5390 | 134,270 | 22,600 | 700 | 826 | 0 | 0 |
| TOTAL | — | 5390 | 142,380 | 23,905 | 800 | £899 | 4 | 0 |

ROBERT CRAWFORD, *Commissioner Inspecting Crown Lands.*

REPORT ON No. 9 PLAN.

DORSET AND CORNWALL. (*Mr. Hurst's District.*)

| No. of Lot. | Area. | Class. | Description. | Carrying Capacity. | | Annual and Sale Value. | | Lessee. | Remarks. |
|--|----------------------------|-------------------------|----------------------|------------------------|----------------------|------------------------|--|--|--|
| | | | | Sheep. | Cattle. | £ | s. | | |
| { 216 } 53 400 402 | 2390 1000 | 2nd .. | P. .. | 800 .. | .. .. | 32 | 0 per annum 0 5 per acre | C. C. Swan J. Cornish | The Town of St. Maur, from the configuration and character of the surrounding country, is not likely to be settled upon to any extent. Rocky forest land with she-oak hills interspersed, in part capable of improvement by ringing and burning off. Shepherd's station on the Town of St. Maur. |
| { 40 41 206 429 453 431 268 6 19 217 218 | 1950 3000 500 500 | 3rd 3rd 2nd .. | P. .. P. .. | 300 .. 500 .. | .. .. .. .. | 9 0 | 0 per annum 2 6 per acre 0 10 per acre | C. C. Swan Vacant Vacant C. Headlam | |
| .. | .. | .. | .. | .. | .. | .. | .. | .. | Rugged tier-land throughout of little value but for the timber. |
| 71 | 1000 | 3rd | P. | 200 | .. | 6 | 0 per annum 0 2 6 per acre | J. Stephenson | Two lots, 1000 acres, to which add 1000 acres of similar country unsurveyed, from the south boundary line of the Town of Bridport and Brid River easterly. |
| { 70 83 114 825 831 | 4920 | 3rd | P. | 1000 | 50 | 40 | 0 per annum | Vacant | Sound grazing land, capable of improvement by ringing and burning off, and portions fit for cultivation. |
| { 820 827 | 1280 | 3rd | P. | 300 | .. | 9 | 0 per annum 0 5 per acre | Vacant | From these lots south, towards Myrtle Bank and Mount Arthur (and between Scottsdale, Springfield, and Piper's River agricultural settlements), a fine stretch of auriferous country. |
| 828 | 640 | 3rd | P. | 100 | .. | 3 | 0 per annum 0 5 per acre | Vacant | Town of Bridport. |
| | | | | | | | | | The surrounding country, for many miles, is comparatively barren, and almost wholly devoted to pastoral pursuits; but as the port of shipment for the products of the rich agricultural lands of the Scottsdale and Ringarooma districts, with the probability of a mining population settling upon the auriferous country in the immediate vicinity, the town will, when these sources of wealth are developed, become of importance. |
| | | | | | | | | | At present a very small portion is taken up, the local shipping requirements being very limited, and there is little inducement for settlement otherwise. |
| | | | | | | | | | The south-eastern portion (along the Brid River) has limited areas for cultivation, and a considerable proportion of fair grazing land (She-oak hills), and from configuration of the country most suitable for settlement. The north-western section chiefly open heathy land, broken up on coast-line by barren sand-hills. |
| | | | | | | | | | One lot, 1000 acres, but a large area of similar country could be added. Chiefly open heathy country, interspersed with coarse marsh land and swamps. Poor sandy soil generally. Upland scrubby; forest land with belts of tea-tree scrub along creeks and streamlets. Not capable of much improvement. |
| | | | | | | | | | Town of Swanage. |
| | | | | | | | | | Six lots, 4920 acres, to which add, of similar character, about 1100 acres of unsurveyed land adjoining; in all about 6000 acres. |
| | | | | | | | | | The reserve for a town is of no value as such. The block of country would be most profitably occupied as grouped; along the coast-line continuous sand hills and coarse herbage; inland, in part, scrubby forest land; chiefly low-lying heathy country, with marshy bottoms and lagoons interspersed. |
| | | | | | | | | | A fair block of grazing land; good upland shelter. Sandy soil generally. Patches of good bottom soil. |
| | | | | | | | | | This block, from its situation, on the gold-fields, would be a suitable reserve for the town herd. |

REPORT ON No. 9 PLAN.

Part of the Counties of DORSET and CORNWALL. (Mr. HURST's District.)

| No. of Lot. | Area. | Class. | Description. | Carrying Capacity. | | Annual and Sale Value. | | Lessee. | Remarks. |
|---|--------------|-----------|--------------|--------------------|----------|------------------------|-------------------------------------|-----------------------|--|
| | | | | Sheep. | Cattle. | £ | s. | | |
| { 829 830 | 1280 | 3rd | P. | 200 | .. | 6 | 0 per annum 0 5 per acre | Vacant | Alternate sandy ridges; coarse swamps and lagoons; portions capable of improvement by drainage. From proximity to the town of Lyndhurst and gold-fields, I am of opinion that this area could be leased to advantage, in blocks of 200 acres each, as grazing paddocks. |
| 832 | 640 | 3rd | P. | 300 | .. | 9 | 0 per annum 0 5 per acre | Vacant | One lot 640 acres—and unsurveyed block adjoining; in all about 1500 acres. Much broken up by sandy ridges; coarse herbage; a considerable area of good bottom land, which would be much improved by draining and laying down in grasses; a suitable site to be had for a homestead, and would form a good dairy farm. |
| .. | 800 | 3rd | P. | 200 | .. | 6 | 0 per annum 0 2 6 per acre | Vacant | Town of Corfe Castle. Chiefly open country; poor sandy soil; heath and coarse herbage throughout. Surrounded by purchased land and otherwise from its position on the coast, and character of the back country, never likely to be taken up for settlement. |
| 397 | 1000 | 3rd | P. | 800 | .. | 24 | 0 per annum 0 2 6 per acre | Vacant | One lot, 1000 acres, and about 3000 acres, (from the eastern boundary to lot 119) unsurveyed land adjoining. Open undulating country generally; heathy sandy ridges interlacing coarse swamps and lagoons; portions capable of improvement by draining. |
| { 118 119 765 | 1640 | 3rd | P. | 1000 | .. | 30 | 0 per annum 0 2 6 per acre | Vacant | Three lots, 1640 acres, and about 3000 acres of similar country, unsurveyed, between lots 119 and 765; 4640 acres in all. Much broken by sand-hills on the coast line; inland, alternate sand-banks, coarse wet marshes and lagoons. Several of the marshes of considerable extent, and good soil capable of great improvement by draining. |
| .. | .. | 3rd | P. | .. | .. | .. | .. | .. | Town of Du Cane That portion of the reserve laid out on the eastern side of the Tomahawk River is unsuitable for the site of a town. Chiefly open heathy land, and wet swamps; very much exposed to the N. W. gales, and destitute of timber. The country on the western bank of the river somewhat better as to shelter and timber. Poor sandy soil, part wet marshy land, but can be readily drained. |
| { 436 115 214 | 1000 1000 | 3rd .. | P. .. | 1000 .. | .. .. | 30 | 0 per annum 0 2 6 per acre | D. Campbell Vacant | Three lots, 2000 acres, and of similar country, adjoining, 3000; in all 5000 acres. Chiefly sandy heathy country, in parts very scrubby. Coarse marsh land interspersed throughout. |
| { 87 435 447 246 245 88 117 | 3390 1640 | 3rd .. | P. .. | 2000 .. | 50 .. | 70 | 0 per annum 0 2 6 per acre .. | D. Campbell Vacant | Seven lots, 5030 acres, and unsurveyed land, hemmed in by and surrounding the several lots; in all about 10,000 acres. A large proportion of open heathy land; poor soil, interspersed with coarse marshes; upland scrubby forest, with belt of she-oak hills, having fair grazing capabilities. A homestead could be formed upon lot 87, with small area of land for cultivation. Numerous veins of quartz running through the block. |
| { 409 408 410 | 1000 1000 | 3rd .. | P. .. | 500 .. | .. .. | 15 | 0 per annum 0 2 6 per acre | S. Bowen Vacant | Three lots, 2000 acres, to which add 1000 acres intervening land of similar character; 3000 acres in all. Chiefly open heathy land, and peaty marsh. Forest upland very scrubby. Soil chiefly sand, with veins of quartz at short intervals. |

REPORT ON No. 9 PLAN.

Part of the County DORSET and CORNWALL. (Mr. HURST'S District.)

| No. of Lot. | Area. | Class. | Description. | Carrying Capacity. | | Annual and Sale Value. | | Lessee. | Remarks. |
|---|----------------------|--------|----------------------|------------------------|-----------------------|------------------------|----|-----------------------------------|---|
| | | | | Sheep. | Cattle. | £ | s. | | |
| 392 | Acres. 1100 | 3rd | P. | 200 | .. | 6 | 0 | J. Foster | Part of the town of Ringarooma. This reserve is never likely to be occupied as a town. Chiefly barren sand-hills and heathy country, with a few coarse bottoms interspersed. That portion on the south-west of the Ringarooma River amply sufficient as a shipping port. |
| { 114 425 434 | 8740 | 3rd | P. | 2000 | 100 | 80 | 0 | H. H. Gill | Three lots, 8740 acres, to which add the town of Charmouth; unnumbered lot, 640 acres, and block on coast line; in all say 12,000 acres. As these lots are at present laid down on the chart, they can only be profitably occupied as now grouped. A division, however, could be made by an alteration of the boundary lines, so as to make two good lots of nearly equal extent and capability. |
| | | | | | | | | | Along the coast line land broken up by barren sand-hills, except a portion of the town of Charmouth, upon which a homestead might be formed. Inland heathy plains, and coarse marshes, with a fair proportion of sound feeding country on eastern face of the she-oak hills. Western side very scrubby and ferny. A portion of the marsh land of good quality, and capable of much improvement by draining. |
| 142A | 2100 | 3rd | P. | 1500 | 100 | 60 | 0 | J. Foster | 11,800 acres. Heathy plains and marsh land, with belts of forest and tea-tree scrub interlaced. A few she-oak hills along the north-western line. A portion of the marsh land could be reclaimed with advantage at a moderate outlay, and laid down in grasses. A good site for home station near the Great Muscle Roe River. |
| { 142 272 | 9700 | | .. | .. | .. | 0 | 2 | Vacant | |
| | | | | | | | | | |
| { 141 146 96 97 | 4830 4500 | 3rd | P. .. | 1500 .. | .. .. | 45 | 0 | J. Foster Vacant | Four lots, 9330 acres. Alternate marsh and forest land, and heathy plains. A few she-oak feeding hills interspersed, and a considerable proportion of the marsh land capable of improvement by draining. |
| { 191 165 75 76 | 8950 | 3rd | P. | 1000 | 50 | 40 | 0 | S. Bowen | A large proportion open heathy land, interspersed with coarse marshes. Forest land very scrubby. |
| { 138 138A 228 95 | 4200 | 3rd | P. | 1000 | .. | 30 | 0 | Vacant | Four lots, 4200 acres, to which add say 3800 acres, hemmed in by these lots. Principally open heathy country. Sand-hills along coast line. Generally poor sandy soil throughout, incapable of much improvement. |
| { 370 371 448 367 198 293 213 248 358 | 4500 | 3rd | P. | 1000 | 100 | 50 | 0 | F. E. Allport W. Lade | Eight lots, 4500 acres, which should be made up to 8000 acres from surrounding country; upwards of that area is really made use of. Principally open heathy country, with considerable marshes capable of improvement by draining, and some portion having good soil for grasses. This block has a good cottage on a favorable site for a station. |
| | | | | | | | | | This lot of 500 acres can be made up to 5000 acres from the surrounding country and west of Mount William. A large proportion of marsh land, capable of great improvement by draining and laying down in grasses. |
| | 500 | 3rd | P. | 1000 | 50 | 40 | 0 | Vacant | Marshes, peaty soil, heathy sandy plains, scrubby forest land. |
| { 364 440 441 277 365 48 | 2500 1280 1000 | 3rd | P. | 2000 | 100 | 80 | 0 | F. E. Allport Vacant Vacant | Town of Poole public reserve. Seven lots, 4780 acres, to which add the unsurveyed land surrounding, in all 10,000 acres. From the configuration and character of the country, most desirable in one lot for sale or lease. The town of Poole is never likely to be taken up in small lots; a small reserve for Police and shipping purposes would be sufficient. |
| | | | | | | | | | The block generally open heathy country, interspersed with extensive marshes, coarse herbage, but capable of considerable improvement by draining. Some of the marshes have good soil for English grasses. |

REPORT ON No. 7 PLAN.

Part of the County DORSET and CORNWALL. (Mr. HURST's District.)

| No. of Lot. | Area. | Class. | Description. | Carrying Capacity | | Annual and Sale Value. | | Lessee. | Remarks. |
|------------------------------------|---------------------|--------|---------------------|-------------------|----------------|------------------------|---|------------------------------------|---|
| | | | | Sheep. | Cattle. | £ | s. | | |
| { 394 395 150 | 1500 | 3rd | P. | 1000 | 50 | 40 | 0 per annum 2s. 6d. per acre | Vacant | Three lots, 1500 acres, to which add unsurveyed land north-east of lot 150 and 395, and west of lot 394, &c., making in all 6000 acres. Principally open heathy country, interspersed with coarse marshes, capable of improvement by draining. |
| { 401 426 454 393 | 500 1000 500 | 3rd | P. | 1000 | 50 | 40 | 0 per annum 2s. 6d. per acre .. | T. Reynolds G. Becker Vacant | Four lots, 2000 acres, to which add the towns of Eddystone and Abbotsbury, and unsurveyed land north and south, making in all 6000 acres. Inferior grazing country throughout; heathy plains and coarse marshes, with sand-hills along coast line, and belts of scrubby forest upland. The towns unlikely to be occupied as such. Marshes capable of improvement by draining, and upland by burning off. |
| 5 | 1000 | 3rd | P. | 200 | .. | 12 | 0 per annum 0 5 per acre | John Ralston | Vicinity of the Town of Evandale. Chiefly scrubby forest land, inferior soil. A continuation of the south-east boundary line of W. Gunn's grant would give (on the south east) the most valuable portion of the lot, and in such form most valuable for sale. |
| { 3415 4266 4267 .. | 1580 about 640 | 2nd | P. & A. | 500 | 50 | 30 | 0 per annum 5 0 per acre .. | Vacant J. Gibson | Unnumbered lot adjoining. Four lots, 2100 acres. A large proportion rugged upland, heavily timbered, and in part scrubby. Generally well grassed, and capable of considerable improvement by ringing and burning off. A suitable position for a homestead with fine marsh land to be had on the south-east boundary of the unnumbered lot. A block of 500 acres at this point would be worth 10s. per acre, but the value of the remainder would be considerably reduced. |
| 177 | 240 | 3rd | A. | .. | .. | .. | .. | Vacant | Greater part heavily timbered, scrubby, forest land, much broken and rocky. Small areas fit for cultivation, with good splitting timber. Sandy soil of good quality, and being contiguous to a settlement of small holdings, should be thrown open to free selection at a reduced price. |
| { 9 455 | 150 1000 | 3rd | P. & A. .. | 200 .. | .. .. | 8 | 0 per annum 0 5 per acre | Vacant J. Willatt | These lots and surrounding country of little value in its present state for pastoral purposes: heavily timbered and scrubby forest land, much broken with rocky upland. Small areas of good soil interspersed throughout, and would be most advantageously occupied by small agricultural settlers. The entire area might be thrown open for selection. |
| { 294 286 126 126A 287 | 1000 500 1000 | 3rd | P. P. .. | 150 200 .. | .. .. .. | 6 | 0 per annum 0 2 6 per acre 10 0 per annum 0 2 6 per acre | Vacant W. Whittle Vacant | Rugged forest land, heavily timbered, and in part scrubby. Scrubby forest land, and in part heavily timbered. Inferior soil throughout. |
| { 404 405 | 1000 | 3rd | P. | .. | 50 | 5 | 0 per annum 0 2 6 per acre | Vacant | Scrubby forest land, coarse herbage, and inferior soil. |

ROBERT CRAWFORD, *Commissioner Inspecting Crown Lands.*

Hobart Town, 22nd August, 1870.

SIR,

I HAVE the honor to submit the following report, condensed from the several reports which I have forwarded during the progress of my inspection of the Crown Lands in the counties of Cornwall and Dorset. I take the agricultural areas as the first in order. Commencing at the village of Patersonia, (12 miles from Launceston), onwards, for about $2\frac{1}{2}$ miles, towards the settlement of Myrtle Bank, the country is generally open forest land, lightly timbered, inferior clayey loam, and gravelly soil, except small patches on the St. Patrick's River and Patersonia Rivulet; area remaining, suitable for settlement, from 2000 to 3000 acres, 1000 of which are capable of improvement by draining, ringing of trees, and sowing down in grasses; most suitable as dairy farms; proximity to Launceston gives exceptional advantages and value; well watered throughout.

Myrtle Bank Settlement.—About 1300 acres sold; inconsiderable area broken up, and but three homesteads occupied; good rich soil, but stony and heavily timbered. Crown Land remaining, of equal quality, limited and in detached lots; on the western side, towards Mount Arthur, the country is less hilly but heavily timbered and scrubby, with inferior soil. An area of from 2000 to 3000 acres of second-class may be estimated as capable of occupation, but not likely to claim attention at present. On the eastern side of the main road and towards Diddledum for 3 miles rugged barren ranges, heavily timbered, and difficult of access from the road; except a few strips of good land, chiefly on the banks of the St. Patrick's River, soil very inferior.

Agricultural area around St. George's Plain, (represented on the map as about 13,000 acres).—About 800 acres sold, but no person resident upon the lots: a few acres recently scrubbed. The whole area is very inferior, chiefly myrtle flats, surrounded by rocky barren upland, heavily timbered, entailing heavy outlay for roads to give access. The so-called St. George's and St. Mary's Plains, of insignificant area, poor gritty soil, with coarse wiry herbage and granite rock cropping up continually. Not more than 2000 acres worth settlement, and in detached areas. On the north-west side, and along the main road on either side, rugged ranges heavily timbered, valleys densely covered with scrub, inaccessible from the present road for eight miles, and unlikely to be taken up. Two miles from the Brid River the country becomes comparatively level, north-west of which and trending towards the Blue Tier and Bridport Road a fine section of probably from 4000 to 5000 acres of good land can be opened up, having easy access from the main line of road. The land east of this and town of Springfield, chiefly low-lying myrtle flats, with cat-head fern and prickly wattle scrub, not very heavily timbered; from 3000 to 4000 acres may be classed as good second-class agricultural land, capable of raising fine grasses, and would be most profitably occupied as grazing and dairy farms, for which, indeed, the whole district—termed Scottsdale—is better adapted than for raising cereals: for the past three years the grain crops have been almost total failures, from rust, &c., too great a dependence upon which is the primary cause of the present unsatisfactory state of the community at Scottsdale. From this to the town of Kay, (a distance of 13 miles by the main road), barren, sandy soil generally, heathy marshes and button grass swamps, until the Billycock granite ranges are reached; then much broken up, land difficult of access from the road, heavily timbered and scrubby. Around the town of Kay, (no part of which is settled upon), from 1000 to 1500 acres, in detached lots, of good second-class land can be had, having easy access from a good road. Onwards, easterly, towards the Ringarooma River, the soil rapidly improves; all the first-class land, however, is pretty well taken up, but a limited area of second-class remaining. Crossing the Ringarooma River the land is principally of a first-class character as far as the Dorset River. A section of country, bounded on the west by the Ringarooma River and town of Maurice, on the north by Isaac's and MacDonald's selections, extends south-east of about 3000 acres of first-class and 2000 to 3000 acres of second-class, with easy access from Isaac's lot. On the banks of the Dorset, north and east of Maggs' and Fry's selections, another lot of 1000 to 1500 acres of second-class may be set down; low lying land, subject to floods, but capable of improvement by draining and laying down in grasses. From the north-west bank of the Ringarooma (opposite Mr. J. R. Scott's Estate of Branhholm) towards Mount Horror, a very large area of agricultural land is laid down on the chart, no part of which is yet occupied; of this area the coloured portion, south of Mount Horror down to the Little Boobyalla River, including the upper surveyed lots, land of little value—a few bottoms excepted—heavily timbered, densely scrubby, much broken up and rocky. South of the Little Boobyalla the surveyed lots are of better quality, running into open marsh land, of limited extent, gradually widening out up to the Boobyalla Plains, an easterly course from thence leading into a fine expanse of rich table land; tracks taken in several directions and, so far as I penetrated, first-class soil; white gum of immense size, yet thinly scattered, not heavily timbered but densely covered with the stinging nettle, bush and tree fern, dog-wood, &c. of most luxuriant growth, no stringy bark and but little myrtle; both of which are indications of inferior soil generally. This is the most extensive area of really rich soil which I have passed over in these parts, and will probably be found to be of an area from 10,000 to 15,000 acres, but further exploration is necessary to form an accurate estimate. I am of opinion that access into this large area of good land can be most easily gained by taking the marked tree line (Burgess') from Parr's Rivulet, on the Bridport main road, which leads into the lower surveyed lots, and from thence continued easterly into the land described, instead of as it does now northerly, through barren land, to the town of Ringarooma on the coast line. This and the preceding sections (except a portion of the Scottsdale settlement) well watered, streams and streamlets abounding throughout. The next considerable area is the Piper's River settlement—as coloured on the chart, it may be computed at 36,000 acres: of this 8000 acres have been taken up. As a whole it cannot be set down as first-class land. That portion west of the Piper's River and up to Mount Dismal is almost entirely located, where the land is of value, the remainder principally barren, heathy land, or, as ascending the mount, rugged tier land, on the face of which small lots only could be selected. East of the Piper

and on either side of Hall's Track the soil varies much, from the south end on to Paterson's selection; generally a clay loam soil running into sand, with small areas of better quality in the valleys and on the creek banks. Besides traversing Hall's Track and those made by sawyers and splitters I had three lines cut, to determine more accurately the area of good land, and run well out into barren, rugged tier land, heavily clothed with stringy bark and gum timber. I cannot compute more than from 4 to 5000 acres of second-class agricultural land in this extensive area remaining for settlement; yet with the nucleus of an advancing community of industrious settlers, already settled, proximity to Launceston, and valuable beds of timber, if a good bush road was given through it I have no doubt but that a considerable proportion would be speedily taken up.

The foregoing takes note of all the chief areas of agricultural lands in these Survey Districts (Messrs. Hurst's and Brown's).

There are isolated lots of small extent scattered throughout the timbered lands, as on the Piper's Brook, Forestier, Piper, Boobyalla, and Tomahawk Rivers, which, from local and exceptional causes, will be selected from time to time, but in the aggregate of no great extent.

The whole may be summarised as follows:—First, and taken in the order of merit, as to soil only, 10,000 to 15,000 acres vicinity of Mount Horror; 3000 to 4000 acres south and east of Isaacs' and Fry's selections, Ringarooma; 500 acres in detached lots, Scottsdale Proper. Of good second class 4000 to 5000 acres west of the River Brid and towards the Blue Tier, Springfield. Of second class, 3000 to 4000 acres east of the Town of Springfield and Main Road; 1000 to 1500 vicinity Town of Kay; 2000 acres south east of Isaacs' and Fry's; 1000 acres on the Dorset; 4000 to 5000 acres Piper's River, Hall's Track; 2000 acres vicinity of Myrtle Bank and towards Mount Arthur. Third class, 2000 acres Diddledum, vicinity of Patersonia. Totals of all say,—15,000 to 20,000 acres rich first class; 4000 to 5000 good second class; 13,000 to 14,000 second class; 2000 third class. Of the above, having best advantage of proximity to existing roads, may be taken respectively the area east and west of the Brid River, vicinity of Springfield and Scottsdale, from 8000 to 9000 acres of both classes; next, about 1500 acres vicinity Town of Kay, and 6000 acres Ringarooma (adjoining Fry's and Isaacs' selections). These areas I recommend as most eligible for immediate sale, and to selectors for first inspection. The large first class block, vicinity of Mount Horror, would require a good bush road being opened up (about 10 to 12 miles) from the main road before it would be available. Of the roads affecting these agricultural settlements I note generally that a fair main line from the shipping port at Bridport runs to the Scottsdale and Ringarooma lands, but that the important line giving an outlet to Launceston via Patersonia is practically shut up for vehicles,—a section of some 10 miles, from the River Brid to Myrtle Bank, (7 miles of which, along the sideling hill, is but a four-feet track), being incomplete. I am informed that this part could be opened for from £3000 to £3500; if so, and it was carried out, an outlet would be given for the produce of the rich lands of Scottsdale and Ringarooma, as also eventually of those near Mount Horror, by a good road to Patersonia, and a passable one from thence to Launceston. The latter portion requires improvement, and a further sum of £3000 or £4000 would have to be raised; but the Road Trust of that District might be fairly called upon to contribute the largest proportion. This line completed, a great impetus would be given to the settlement of these lands, and the existing declension of the present settlers reversed.

The settlers of Scottsdale agitate for a direct route from thence to the Waterhouse Gold Fields (some 17 miles through an almost barren country, none of which is likely to be settled upon); and, presuming upon the advancement and permanency of the Gold Fields, (which at this date, March, 1870, I consider, so far as this Waterhouse District, extremely problematical). As it would only and specially benefit the sections of Scottsdale and Ringarooma (already enjoying a main line to their shipping port), I am of opinion that the work should be carried out by a special rate levied upon the property of the District; but, if taken in connection with a main line from Launceston to Waterhouse via Scottsdale, the Government might reasonably contribute without prejudice to strong claims for aid elsewhere. The route from Launceston to Waterhouse via the Piper's River Settlement, (Hall's Track), as advocated by many, would be shorter, but it would not open out so large an area of good crown land,—by far the greater part of the line through very inferior land,—and, as a whole, much more costly in construction. So also from Launceston via Mount Direction, although of advantage to existing interests and Gold Fields that may be developed, neither would confer the immediate and tangible benefits of the first named. As giving a good line from Launceston to Waterhouse, even under present exigencies, as opening up a rich agricultural country available for present settlement,—there cannot be a question as to the superior claims of the route via Patersonia and Scottsdale, and the sound policy of opening it out at an early date.

Next in order of importance is the road through the Piper's River Settlement. A considerable population is settled down in this area, grievously held in check for want of even a fair bush main line to convey their produce to market. The road, or rather bush track, for the greater distance through the area, is the worst I have travelled over, and must be impassable in winter time. A fair road, over which vehicles could travel at all seasons, from the finger-posts on the George Town Road to Bridport, a distance of about 26 miles, could be opened out I am informed for an average of £100 per mile. A distance of 10 miles from Bridport would require but little clearing or forming, the country being naturally favourable.

The small area of Diddledum (vicinity of Patersonia) has selections taken up to the extent of 800 acres, but the conditions of settlement cannot be carried out for want of a road to the main line. A careful survey of the country would, I think, give a much better route than the present tracks show, and probably get into the main line from the selected lots in four or five miles.

The present selectors consider they are entitled to aid in the formation of roads according to the terms of purchase: the land cannot be occupied without.

The two first main lines are the most essential for the development of the agricultural areas upon which I am reporting. Carried out, an impetus would be given to existing interests which would beneficially affect the Revenue, and unquestionably cause numerous selections of Crown Land to be made.

The reclamation of thousands of acres of fine land, public and private, now lying idle, would be entered upon, which (before long), covered with an industrious revenue-contributing population, must advance the general interests of the Colony. Without this special aid to "main lines of roads," I see no hope for the advancement of these sections of the country; and the sale of crown lands therein must remain exceptional and of insignificant amount, as at present. The internal roads should be carried out by the judicious application of the fund arising from the sale of these lands to the special advantage of the land from the sale of which the fund is derived,—not, as is generally the case at present, on existing roads under the control of Road Trusts,—as, from the numerous complaints made, and my own observations of the bye-roads, it seems essential for the legitimate application that a supervision should be exercised by a properly qualified officer of the Government, in conjunction with the local Boards.

Pastoral Lands.—Parts of the Counties of Cornwall and Dorset, Survey Districts of Messrs. Hurst and Brown. This inspection takes a coast line from Anson's Bay to the River Tamar, and inland to the spurs and ranges of Mounts Victoria, William, Cameron, Horror, &c., and Rivers St. Patrick, Ford, and Nile. From Anson's Bay (under the ranges of Mounts Victoria and William) to the Muscleroe River there are extensive marshes and open heathy land, with considerable belts of scrub and timber, poor sandy soil generally (especially near the coast), quartz grit, and occasionally quartz veins, coarse herbage with heath and fern predominating, marshes, peaty soil, and very wet in winter, but many could be greatly improved by draining.

From the Muscleroe to the Ringarooma Rivers, coast-line similar to the foregoing, with barren, broken sand-hills; marshes and open country inland of better character, as also the forest land, having belts of she-oak hills, with fair pasture: the auriferous indications more distinct, especially under the ranges. From the Ringarooma to the Tomakawk River, low coast line, undulating inland country; poor soil, and marshes very inferior; towards Mounts Cameron and Horror belts of scrub and forest more frequently, and auriferous indications still better defined. From the Tomahawk to the Great Forestier River the country opens out again, having considerable areas of heathy ferny plains and low-lying marshes, until the granite ranges which intercept the agricultural areas of Scottsdale and Ringarooma are reached. Near the coast-line and around Waterhouse undulating country gridironed east and west, with sandy ridges, having extensive marshes and lagoons interspersed. Many of these marshes have good soil, and are capable of great improvement by draining and sowing down in grasses. Some of the lagoons could also be drained with advantage to the surrounding country, as also getting rid of the fluke disease.

From the Great Forestier to the Brid River the scrubby and timbered belts come nearer the coast-line; the inland flats and swamps very inferior. From the Brid to the Piper's River the coast-line has considerable areas of open, sandy; heathy plains, interspersed with marsh and lagoon. From the Brid River, through Lot 113, to the Town of Weymouth, and towards the coast, the auriferous indications are very good. From Weymouth to Beechford (coast towns) the configuration of the country changes rapidly,—quartz, slate, and sand shale ranges, and narrow scrubby bottoms crossed continuously. This section of the Country (south east from the Town of Beechford to the George Town Road, and south west from the Town of Weymouth to Mount Direction) is the vein of auriferous land in which the Back Creek, Springs, and Den Gold Diggings are situated. A line drawn from the Black Rock on the coast to Mount Direction would cut the centre of this auriferous area; and for miles on either side the country has that decided auriferous character which practical miners recognise as their field of operations, and, in my opinion, will eventually prove the most remunerative on the north-east coast. The whole area of no pastoral value. From Sugarloaf Hill and Mount George (vicinity of George Town), following the course of the River Tamar a short distance inland towards Mount Direction and the St. Patrick's River, the configuration and character of the country again changes—chiefly rugged forest land, between which and the coast-line as described in the foregoing paragraphs the agricultural areas of Patersonia, Piper's River, Scottsdale, and Ringarooma are situated.

From this sketch of the pastoral lands in these Survey Districts you will note that such as remains to the Crown are of a low character generally. I estimate 187,309 acres as third class, 14,290 second class, and first class *nil*. No sufficient pastoral area of the latter that could be profitably occupied, although upon all the blocks (as grouped) there are suitable positions for shepherds' stations and homesteads. The carrying capacity I estimate at 34,700 sheep and 800 head of cattle, with an annual rental of £1315, against £369 8s. 3d. as per last returns.

A few years ago extensive flocks and herds ranged over this country; but of late they have very much decreased, in consequence of the fluke disease: large areas of country have been abandoned. Drainage is the chief requirement, and from the favourable lay of the land generally, and light soil, extensive blocks of marsh and low-lying country could be reclaimed at a moderate outlay.

Of the Huon District I reported at length 18th ultimo, and it may suffice to note here that it contains (so far as explored or known) no considerable area of good agricultural land at any point: the largest and best class, from the east bank of the Huon River on to Port Cygnet and Brown's River. From the south

and west banks of the Huon on to Recherche Bay and far inland, the country is chiefly valuable for its fine timber, and the facilities for shipment which the Huon River and various ports and bays afford. On this section pastoral lands may be set down as *nil*, and agricultural land of first-class quality very much scattered in small areas throughout the timbered lands. Second-class agricultural more abundant, but no such extent in the whole as will ever sustain a large population dependent upon agricultural produce only. The district might be more properly designated a timber area, and, in my opinion, requires special legislation to encourage the establishment of saw-mills, splitting companies, and such other enterprises as its natural resources demand. The configuration of the country is such as to require numerous roadways, and the past system of slab roads seems to me to have altogether failed. With the exception of the Port Cygnet slab road (and this was constructed after the heavy timber traffic had ceased), all the roads are in a very bad state. As an example, the Port Esperance and Southport Roads, constructed at a cost of from £3000 to £4000, into fine beds of splitting timber, and a rush made by the splitters, &c., the area denuded of the best splitting timber for miles, and there are not 1000 acres of land sold, and still less settled upon,—the population dwindling away so soon as the cream is taken off. This is nothing less than giving a bonus for the destruction of the forests, and to encourage a migratory population of splitters. I would suggest that the granting of timber licences should cease; large areas of fine splitting timber are weeded out for a paltry consideration, and the land left to the crown in a worse condition for sale or settlement than in its original state. Competent judges calculate that not more than one-fourth of the timber is utilised. The timber industry is an important one, employing, as it does, a large number of non-producers from the soil; and to establish it upon a more liberal and legitimate basis is desirable. I think that this district, and such portions on the eastern side of the Huon deriving their chief value from the timber, should be opened up by private enterprise, with Government assistance, by granting so much land for each mile of tramway laid down—say from 80 to 100 acres. Thus, parties desirous of establishing a saw-mill or splitting company would indicate the locality and line of tramway (not less than 5 miles), on either side of which the land should be laid out in blocks of 100 acres each (20 chains frontage), and alternate blocks granted to the constructors of the tramway; the tram, when completed, to be subject to reasonable rates of toll, and under the control of local boards to keep in repair. As the sections granted for the construction of the tramway became worked out, the intervening blocks would be bought up at such an increased rate as would compensate the Crown for that originally granted. By some such scheme as this, I am persuaded that co-operative bodies of industrious splitters could go into the valuable forests with advantage to themselves, and gain to the revenue; the forests more carefully worked and utilised; and wherever there was a patch of good land it would be settled upon *permanently*: existing tramways might be bought up by grants of land to the present proprietors in accord with their value.

This District, as also the several agricultural settlements which I have gone through, are not in a satisfactory state of progress, rather retrograding. This arises chiefly from want of even fair bush roads to convey their produce at a reasonable cost to market, and the pecuniary embarrassments of the great majority of the settlers. I have been credibly informed by many of themselves, that probably not one in ten are the real owners of the land on which they reside and expend their energies. As a rule the lot has been too dearly purchased at the outset, and the cost of clearing the heavily timbered land is beyond their capital, so that they have become indebted to the merchant and trader, to whom the land is virtually pledged. Although the land passes from the crown, and the instalments may be raked up by much pinching and borrowing, it does not conduce to the healthy settlement of the Colony, nor is the land so sold, under such circumstances, brought into profitable bearing with the desired speed. It must strike every intelligent observer passing through these settlements how comparatively small an area is worked. In my Report of last year, page 68, on the George's Bay area, I took the liberty of suggesting a more liberal disposal of the heavily timbered land. Extended observations confirm that view; but if such cannot financially be considered expedient at the present time, I would respectfully suggest that these agricultural lands should be of two classes, first and second: 20s. per acre upset price for first class, and 10s. per acre for second class. Of the first, such as parts of Scottsdale, Ringarooma, and Mount Horror; of the second, as at Piper's River and elsewhere. Considerable areas of second class would be taken up at the lower rate, at least if put up to auction at that price; if worth more it would be realised. That in both cases at least one-half of the purchase money should be applied to the *internal* roads necessary to occupy the lands with advantage, and that credit payments should be extended to 14 years at least, the first two years to be easy payments; and to relieve present struggling occupiers who have not completed their payments, that they be allowed to have renewed credit for the balance upon similar terms.

The inspection of the pastoral lands in the settled districts of the Colony may be considered all but completed; and in closing my Report thereon I respectfully press upon your notice one of the most important facts which this inspection of the country discloses, and perhaps the chief reason of the falling off of late years of the crown land rentals. In my Report, January, 1869, on the New Country, I note:—"These lands form a fine pastoral country which would be greatly enhanced in value by a proper system of drainage being set about. The country cannot be profitably occupied until effectually drained. I fear at the present juncture no scheme, however liberal as to tenure of lease, will induce the crown tenants to engage in such improvement: as a class they have not the means to do so. It is not desirable, as a rule, that the crown should undertake such works; yet, as the proprietor of so fine an estate, the subject is worthy of serious consideration." Again, August, 1869, on Lake Country:—"Improvement on this head (drainage) is very important, as affecting the revenue derived from the crown lands." And as to private lands also, "any scheme of drainage, therefore, to benefit the pastoral interests *generally* should include relief, by loan or otherwise, to proprietors of such land." "Drainage, by a proper system, can alone prevent the Fluke scourge." And the practical conclusion of the Commission appointed by the Legislature last year to enquire into the causes, &c. of this Fluke disease, and for the special purpose of assisting the

sheepowners in the matter, was, that drainage of the affected lands could alone effectually eradicate the disease. The inspection this year still further shows the necessity of attention being given to this question. The very large area of rich grazing land in the New Country, equally extensive areas of good pastoral lands in the Lake District, East and North-east Coast, and elsewhere, which was formerly occupied and returning a goodly rental, now utterly abandoned, is a very serious matter, affecting the crown revenue and material wealth of the Colony. A case came under my observation a short time ago : a lessee of 5000 acres paying £50 per annum, and (a quiet enjoyment block) having a fixed term still to run, in consequence of heavy losses the land has been unoccupied for two years, no rent paid for that time. The Government cannot make any allowance, and he abandons it. The Crown here loses £100, which, had the lessee been enabled to drain the land by a loan of capital at a moderate rate of interest, he would probably have set about it and continued his occupation. Another, from a flock of 2400 sheep sent up last year cannot now muster 400. Again, a large lessee of crown lands writes : " I shall give up all my crown lands on the Coast ; the sheep sent there last year are all dead." An old property in the same District formerly having good flocks had to be abandoned from inability of the owner to improve, and sold a short time ago for 5s. per acre : very many similar cases could be enumerated. Although fixity of tenure and extension of lease, with proper grouping of the lots of the pastoral lands, will, most probably, improve the Crown rentals from such land as *can* be occupied, yet there must remain a very considerable loss of revenue, unless relief can be given on this head.

I recommend, as last year, that the lands should be blocked, where practicable, into such areas and in accord with quality, configuration of country, &c. as will depasture so much stock as to enable the run to be profitably occupied : 14 years fixed tenure of lease for first and second class, 21 years for third class, with power to purchase. That upset sale price of first class should be 10s. per acre, second class 5s., and third class 2s. 6d. Of the latter class, scattered throughout the several old settled Districts, and surrounded by private property, there is a very considerable area, in the aggregate ; in most cases it is not really worth that sum intrinsically. The crown derives no revenue from such, and I believe if lots of this description were offered at the lowest upset price a considerable area would be got rid of with advantage ; if worth 5s. it would be got by commencing the competition at the lesser sum.

The maps now being compiled, with the particulars of each lot attached, and which you purpose distributing to the several Municipal Offices, will give desirable information, and greatly facilitate the occupation of the pastoral lands. I would suggest that similar information on the several agricultural areas should be made up and freely distributed.

I have the honor to be,
Sir,

Your most obedient Servant,

ROBERT CRAWFORD,
Commissioner Inspecting Crown Lands.

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