

1904.
NEW ZEALAND.

GOVERNMENT VALUATIONS:

AREAS AND VALUATIONS OF COUNTIES, BOROUGHS, AND TOWN DISTRICTS.

Return to an Order of the House of Representatives dated the 30th June, 1904.

Ordered, "That there be laid before this House a return showing—(1) The total area, capital and unimproved values of the counties of the colony; and (2) the total area, capital and unimproved values of the boroughs and town districts of the colony: such return to give separately the same particulars for the Cities of Wellington, Auckland, Dunedin, and Christchurch."—(Mr. FOWLDS.)

SUMMARY.
VALUES AS AT 31ST MARCH, 1904.

—	Area.	Capital Value of Land and Improvements.	Unimproved Value of Land.
Counties (including interior Town Districts)	102,258 sq. miles	£ 121,966,152	£ 82,513,630
Boroughs	172,955 acres ...	60,830,089	30,115,782
Town Districts (also included in totals for Counties)	28,742 " ...	1,379,052	551,874
Auckland City*	1,762 " ...	7,287,925	3,734,874
Wellington City*	5,062 " ...	12,884,072	7,666,222
Christchurch City*	4,598 " ...	7,401,260	3,271,478
Dunedin City*	1,800 " ...	5,441,582	2,565,904

*Also included in totals for boroughs as shown above.

JOHN MCGOWAN, Valuer-General.

Valuation Department, Wellington, 16th September, 1904.

COUNTIES.—(A.)
(INCLUDING INTERIOR TOWN DISTRICTS, ALSO SHOWN SEPARATELY.)

County.	Area in Square Miles	Capital Value of Land and Improvements.	Unimproved Value of Land.
Mongonui	934	£ 227,808	£ 156,643
Whangaroa	160	76,966	47,108
Bay of Islands	826	418,336	266,706
Hokianga	972	439,798	348,568
Whangarei	928	708,079	377,057
Hobson	668	623,934	411,464
Otamatea	364	441,014	264,976
Rodney	566	332,704	155,228
Waitemata	613	806,129	444,842
Eden	43	3,411,337	1,772,273
Manukau	791	2,116,783	1,142,484
Islands—			
Great and Little Barrier ... ..	...	61,732	39,621
Other islands in Hauraki Gulf ... ..	...	87,021	45,005
Waikato	591	797,794	382,696
Raglan	824	753,647	471,042
Waipa	282	727,470	348,011
Kawhia	1,515	552,744	489,291
Coromandel	403	547,843	357,630
Thames... ..	494	377,538	240,324
Ohinemuri	478	463,550	267,631
Carried forward	11,452	13,972,227	8,028,600

COUNTIES—*continued.*(INCLUDING INTERIOR TOWN DISTRICTS, ALSO SHOWN SEPARATELY)—*continued.*

County.	Area in Square Miles.	Capital Value of Land and Improvements.	Unimproved Value of Land.
		£	£
Brought forward ...	11,452	13,972,227	8,028,600
Tauranga ...	577	404,640	265,324
Piako ...	1,095	987,696	527,738
Rotorua ...	984	487,265	403,138
Whakatane ...	1,716	386,175	318,075
Opotiki ...	1,440	542,116	416,506
East Taupo ...	2,581	510,311	498,884
West Taupo ...	1,594	261,804	235,548
Islands ...	...	5,780	3,696
Waiapu ...	1,121	1,002,545	577,148
Cook ...	1,950	3,482,678	2,129,113
Wairoa ...	1,887	1,384,645	915,554
Hawke's Bay ...	3,232	4,475,119	3,289,477
Waipawa ...	990	3,171,017	2,075,638
Woodville ...	164	733,436	459,927
Patangata ...	641	2,060,952	1,491,290
Weber ...	106	303,188	162,690
Clifton ...	1,518	807,584	605,437
Taranaki ...	386	1,753,811	1,023,747
Stratford ...	784	1,479,214	898,265
Egmont ...	254	976,900	586,186
Hawera ...	381	2,792,994	1,866,838
Patea ...	691	1,383,399	849,008
Waitotara ...	343	1,058,812	698,532
Wanganui ...	602	1,529,499	994,644
Waimarino ...	1,340	698,499	584,690
Rangitikei ...	852	2,626,717	1,520,328
Kiwitea... ..	336	1,105,206	653,104
Pohangina ...	295	572,821	333,414
Manawatu ...	267	1,198,277	853,518
Oroua ...	213	1,183,662	771,353
Kairanga ...	184	1,659,335	1,195,924
Horowhenua ...	591	1,864,114	1,198,431
Islands ...	...	113,541	69,216
Pahiatua ...	302	1,297,346	738,551
Akitio ...	328	499,461	304,710
Castlepoint ...	150	385,349	216,556
Eketahuna ...	170	547,230	295,515
Mauriceville ...	125	322,089	152,759
Masterton ...	670	1,810,237	1,085,594
Wairarapa South ...	445	1,123,621	689,825
Featherston ...	965	2,049,752	1,392,452
Hutt ...	590	1,956,982	1,099,678
Collingwood ...	627	206,224	124,155
Takaka ...	402	277,622	146,514
Waimea ...	1,662	1,598,219	967,537
Sounds ...	573	364,899	217,869
Marlborough ...	3,812	2,436,566	1,800,291
Kaikoura ...	673	553,488	408,637
Buller ...	1,818	574,840	337,319
Inangahua ...	2,256	856,627	616,171
Grey ...	1,452	808,738	627,337
Westland ...	4,420	809,675	669,219
Cheviot ...	322	707,388	561,212
Amuri ...	2,362	937,755	723,316
Ashley ...	1,627	4,341,455	3,398,861
Selwyn ...	2,597	8,335,784	5,794,633
Mount Herbert ...	59	211,580	150,396
Akaroa ...	294	1,315,487	958,105
Ashburton ...	2,542	5,041,270	3,919,733
Geraldine ...	945	2,148,433	1,694,723
Levels ...	273	1,562,164	1,197,386
Mackenzie ...	2,537	819,336	670,798
Waimate ...	1,343	2,915,603	2,418,579
Waitaki... ..	2,333	2,904,184	2,297,621
Carried forward ...	79,241	106,695,383	72,177,033

COUNTIES—*continued.*(INCLUDING INTERIOR TOWN DISTRICTS, ALSO SHOWN SEPARATELY)—*continued.*

County.	Area in Square Miles.	Capital Value of Land and Improvements.	Unimproved Value of Land.
Brought forward	79,241	£ 106,695,383	£ 72,177,033
Maniototo	1,239	568,061	370,564
Waihemo	336	462,802	313,047
Waikouaiti	318	691,304	379,212
Peninsula	37	534,479	308,358
Taieri	930	1,538,721	1,082,971
Tuapeka	1,365	919,812	612,502
Bruce	503	1,077,601	740,413
Islands	...	3,450	900
Clutha	946	1,309,156	873,054
Vincent	2,684	473,143	303,125
Lake	3,712	345,424	250,679
Fiord	3,040	144,425	137,645
Wallace	3,404	1,945,499	1,334,933
Southland	3,852	5,081,705	3,480,307
Stewart Island	651	161,307	135,007
Islands	...	13,880	13,880
Totals	102,258*	£121,966,152	£82,513,630

* Omitting islands.

BOROUGH.—(B.)

Borough.	Area in Acres (including Town Belt).	Capital Value of Land and Improvements.	Unimproved Value of Land.
Whangarei	2,038	£ 161,503	£ 61,491
Birkenhead	2,700	109,926	50,124
Devonport	640	598,364	243,176
Auckland	1,762	7,287,925	3,734,874
Parnell	480	464,841	193,547
Newmarket	150	220,940	94,802
Grey Lynn	900	578,943	274,698
Onehunga	1,200	293,069	140,404
Hamilton	1,600	289,141	183,443
Cambridge	1,083	88,587	27,821
Thames	2,560	295,783	115,314
Tauranga	1,000	89,230	30,240
Te Aroha	200	55,757	24,189
Waihi	3,757	187,450	64,667
Gisborne	1,260	527,297	312,173
Napier	879	1,294,497	585,570
Hastings	5,740	565,474	318,561
Dannevirke	1,222	367,241	227,147
Woodville	1,240	98,008	43,756
New Plymouth	850	987,127	616,423
Hawera	500	330,299	177,046
Patea	1,420	64,109	21,919
Stratford	1,920	312,621	158,552
Eltham	1,590	171,416	98,235
Inglewood	704	138,686	67,055
Wanganui	1,000	1,332,946	854,556
Marton	1,423	116,631	40,512
Feilding	3,500	333,566	167,520
Palmerston North	4,593	1,419,893	868,797
Foxton	5,760	121,579	61,509
Onslow	2,870	288,347	147,847
Karori	5,127	344,771	211,413
Wellington—			
City Ward	1,100	11,802,759	6,913,234
Melrose Ward	3,962	1,081,313	752,988
Pahiatua	740	149,102	71,737
Masterton	4,311	740,479	406,573
Carterton	1,880	170,652	82,172
Carried forward	73,661	33,480,272	18,444,085

BOROUGHS—continued.

Borough.	Area in Acres (including Town Belt).	Capital Value of Land and Improvements.	Unimproved Value of Land.
		£	£
Brought forward	73,661	33,480,272	18,444,085
Greytown	3,907	149,943	58,974
Lower Hutt	3,225	826,762	619,457
Petone	952	499,854	255,916
Richmond	2,300	99,022	53,813
Nelson	4,800	865,161	348,906
Picton	560	118,518	52,351
Blenheim	1,571	401,668	170,761
Motueka	5,643	139,661	84,922
Westport	713	199,919	82,586
Greymouth	2,000	543,615	183,240
Brunner	5,700	70,330	11,539
Kumara	842	34,575	6,072
Hokitika	1,280	168,693	66,008
Ross	4,196	21,006	5,413
Rangiora	1,040	189,719	74,980
Kaipoi	1,020	164,416	48,517
Christchurch—			
Central Ward	1,249	4,627,411	2,282,830
St. Albans Ward	1,500	951,962	365,211
Sydenham Ward	1,190	1,117,303	385,446
Linwood Ward	659	704,584	237,991
Woolston	1,276	259,503	109,377
New Brighton	1,500	100,566	46,245
Sumner	4,876	165,680	85,509
Lyttelton	2,014	853,204	238,897
Akaroa	221	55,418	17,778
Ashburton	680	264,588	97,561
Temuka	794	123,443	37,388
Timaru	1,100	874,804	324,610
Waimate	649	142,282	51,658
Oamaru	1,111	531,719	179,223
Hampden	640	21,539	7,460
Naseby	113	34,249	4,174
Palmerston	800	58,756	14,354
Hawkesbury	2,700	61,414	28,530
Port Chalmers	335	259,145	80,438
West Harbour	1,670	148,996	65,239
North-east Valley	5,980	365,354	155,471
Maori Hill	3,700	236,816	110,590
Roslyn	2,000	600,325	249,011
Mornington	654	388,266	152,443
Dunedin	1,800	5,441,582	2,565,904
Caversham	1,073	617,760	253,009
South Dunedin	413	469,363	142,141
St. Kilda	463	268,787	130,486
Green Island	103	40,861	11,234
Mosgiel	967	166,683	65,200
Roxburgh	400	30,545	3,448
Lawrence	640	99,874	23,339
Tapanui	126	19,069	2,580
Milton	265	138,868	38,562
Balclutha	568	96,546	32,809
Kaitangata	1,158	62,520	28,037
Arrowtown	390	27,183	4,754
Queenstown	923	70,294	12,226
Cromwell	640	38,402	9,149
Alexandra	840	45,803	10,257
Gore	1,150	285,907	105,958
Mataura	1,530	128,001	50,111
Winton	160	49,829	19,613
Gladstone	240	39,790	16,140
Avenal	80	26,690	8,093
North Invercargill	326	50,492	20,312
East Invercargill	121	58,259	17,695
Invercargill	1,040	1,255,449	500,375
South Invercargill	4,000	118,253	45,038
Riverton	718	60,826	15,206
Campbelltown	2,000	201,992	89,132
Totals	172,955	£60,830,089	£30,115,782

TOWN DISTRICTS.—(C.)
(ALSO INCLUDED IN TOTALS OF COUNTIES—TABLE A.)

Town District.	Area in Acres.	Capital Value of Land and Improvements.	Unimproved Value of Land.
		£	£
Kamo ...	1,276	24,927	9,041
Helensville ...	1,280	27,323	5,143
Papakura ...	1,280	22,836	8,485
Ngaruawahia ...	385	20,613	5,774
Te Awamutu ...	1,182	31,206	11,616
Kihikihi ...	515 $\frac{1}{4}$	15,998	5,025
Opotiki ...	788 $\frac{1}{2}$	58,212	31,718
Clyde ...	1,384	58,190	29,344
Taradale ...	1,296	67,652	34,341
Waipawa ...	441 $\frac{1}{4}$	96,399	47,063
Ormondville ...	1,258 $\frac{1}{2}$	36,564	10,406
Kaikora North ...	1,174 $\frac{3}{4}$	25,942	11,293
Raleigh ...	830	49,857	19,159
Opunake ...	691	73,497	39,217
Manaia ...	729 $\frac{1}{2}$	39,790	14,078
Normanby ...	646 $\frac{1}{2}$	27,284	11,003
Waverley ...	470	32,889	9,832
Lethbridge ...	1,176	27,024	11,143
Bull's ...	636 $\frac{3}{4}$	38,948	11,790
Halcombe ...	635 $\frac{1}{2}$	21,443	5,428
Featherston ...	889 $\frac{1}{2}$	60,285	16,576
Johnsonville ...	1,280	71,332	31,241
Havelock ...	200	26,830	8,837
Amberley ...	648	31,293	10,426
Southbridge ...	524 $\frac{3}{4}$	36,652	12,991
Hampstead ...	1,280	97,182	42,242
Tinwald ...	1,475	57,138	31,124
Geraldine ...	688	59,618	14,689
Outram ...	921 $\frac{1}{2}$	44,645	22,016
Grey (Allanton) ...	154 $\frac{3}{4}$	9,976	3,540
Clinton ...	921 $\frac{1}{2}$	19,918	6,484
Otautau ...	934 $\frac{1}{2}$	32,086	9,146
Wyndham ...	748	35,503	11,663
Totals ...	28,742	£1,379,052	£551,874

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