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COLONIAL LAND AND EMIGRATION COMMISSION.

GENERAL REPORT

OF THE

**COLONIAL LAND AND EMIGRATION
COMMISSIONERS.**

1843.



LONDON:
CHARLES KNIGHT & CO., 22, LUDGATE STREET.

1843.
Price One Shilling.

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GENERAL REPORT
OF THE
COLONIAL LAND AND EMIGRATION
COMMISSIONERS.

Colonial Land and Emigration Office,
9 Park-street, Westminster, 23rd August, 1843.

MY LORD,

WE propose, on the present occasion, to bring before your Lordship the principal circumstances which have presented themselves of general interest since the date of our last general report. In the communications which we are daily making to your Lordship's department, it is our duty to enter so fully into the reasons of the opinions we submit on any general questions referred to us, and so constantly to state with any necessary explanations our measures on subjects of practical administration, such as the conduct and superintendence of emigration by public aid, or the enforcement of the Passengers' Act, that little can remain for us to offer in the nature of a fresh report of proceedings. Our endeavour must rather be to render a periodical summary of the present kind useful as a review of the leading events connected with the subjects to which our duties relate. For the future, it is proposed to endeavour to present our annual report immediately after the Easter recess, before which period there is not time for the most important documents of the previous year to arrive from the colonies. In the meanwhile we proceed now to enumerate the most important occurrences to be noted in respect to the several colonies, under the distinct heads of Land and of Immigration.

NEW SOUTH WALES.

LAND.

IN this colony we regret to have to notice an extraordinary falling off in the receipts from sales of land. This branch of revenue, which in 1840 amounted to 317,251*l.*, decreased in 1841 to 93,538*l.*, and in 1842 only reached the sum of 19,444*l.* The following is a comparative statement of the receipts and number of acres sold in the three years.

	1840		1841		1842	
	Acres.	£.	Acres.	£.	Acres.	£.
Sydney	105,900	99,231	19,546	21,923	7,711	13,405
Port Phillip . . .	83,887	218,020	66,230	71,615	2,962	6,039
Total	189,787	317,251	85,776	93,538	10,673	19,444

An obvious reason for this great decrease of revenue presents itself in the over-speculation that had previously prevailed, and the depression by which it was followed.

In the colony itself both the decrease of the land revenue and the general distress seem to have been ascribed to the increase in the minimum price of land from 5s. to 12s. per acre in the Sydney district, and up to 1*l.* in the district of Port Phillip; but we think that this opinion will be found to have been quite successfully combated in the speech delivered by Sir George Gipps in the Council on the 9th of September, 1842; and if the idea should suggest itself that these effects could in any way depend on the eventual establishment throughout the colony of a minimum price of 1*l.* by the Imperial Land Sales Act, it must be a conclusive answer that this Act not having been passed till July, 1842, could not possibly have reached the colony till near the end of the year, and that in the meanwhile, if it had any influence at all, it must have been rather in the direction of stimulating than of discouraging, sales at the previous lower price.

Some auxiliary reasons contributing to the decrease of land sales were mentioned in a despatch from Sir George Gipps, dated the 14th May, 1842, from which we extract the following passage: "Very large quantities of land have been thrown into the market by private individuals at prices less than the minimum at which Government land can now be purchased; and consequently the only lands belonging to Government for which there is any demand are those situated in favourable localities; and it is further important to observe, that up to the time when the assignment of convicts to private service ceased, lands were largely purchased by new comers for the sole purpose of qualifying themselves to receive convicts, assignment of convicts being made according to the landed qualifications of the different applicants; but since the discontinuance of assignment, this inducement to purchase land has of course wholly ceased."

To us it seems clear, however, that the main cause of the decrease of the land revenue must be that to which we have already adverted,—the general depression of the colony; and if it were wished to enter further into the subject, we would earnestly recommend a perusal of the striking and able speech by Sir

George Gipps, which we have already mentioned, and of which an authentic copy is contained in a recent Parliamentary Paper.

The most interesting practical question must be—What is the prospect of recovery from the depression which produced these effects? but this is one which the present is hardly a place to discuss. We will merely say that it is satisfactory to observe in Sir George Gipps's despatch, enclosing the Blue-book, dated 17th December, 1842, that in alluding to the falling off in some branches of the revenue by diminished imports, he speaks in very decided terms of the "transition from a state of almost boundless extravagance to one of very general and rigid economy." We quote this because we think that the opinion of an officer in Sir George Gipps's high station, who so fearlessly exposed what he considered the errors that had led to former embarrassments, will probably be deemed the strongest testimony that could be adduced to the return to sounder habits.

In the meanwhile there are in New South Wales many situations in which the Government still has very valuable lands for sale. Moreton Bay, as well as Clarence River, Corner Inlet, and Twofold Bay, were all highly spoken of in the evidence taken before the Committee of Council last year, as affording great advantages for settlement. The principal evidence on the subject is collected, with a small map for its illustration, in the second number of our Colonization Circular.* At the first opening of sales at Moreton Bay in July, 1842, being in the very midst of the time of general depression, 13½ acres having been offered at an upset price of 100*l.* per acre, as much as 4,637*l.* was given for them, being at the average rate of 343*l.* 10*s.* per acre. Twofold Bay was intended to be opened in March, 1843.

In our former general report we explained the nature of the system of the licensed occupation of Crown lands for purposes of pasture. Certain boundaries are established by the name of the boundaries or limits of location. Within those limits land is either sold or let upon lease; beyond them it is not either sold or let, but licenses are granted for the occupation of such tracts as may be desired for pasture by proprietors of stock, on each of which licenses a fee of 10*l.* is payable annually, and an assessment under a local Ordinance (2 Vict., No. 27) is levied on the stock depastured thereon. Each of the tracts thus occupied is called a station, and the size varies from 3,000 to 5,000 acres. This system has been acted on very largely indeed, and forms one of the characteristic features in the settlement of New South Wales. By the latest return we have seen, being one for the half-year ended 30th June, 1842, no material change seems to have taken place since those previously received, in the practical extent of the licensing system. The number of stations is stated

* Published at C. Knight and Co.'s, Ludgate Hill.

at 756, embracing 8,963 acres under cultivation, with a resident population of 7,593. There were about $1\frac{1}{2}$ million of sheep; and the amount of assessment was calculated at 5,773*l.*

In our report of the 21st July, 1842, we pointed out the important effects which a practice carried to so great an extent might have on the future state of the Crown lands. We find that the same question has also attracted much attention in New South Wales itself, and been repeatedly mentioned in Council and noticed by the Governor. While, on the one hand, it would be obviously injurious to alter materially any course of policy which may be essential to the staple trade of the colony; on the other hand, it is plain that unless the creation of interests ranging over such wide tracts of territory, and distributed amongst such numerous parties, were carefully guarded by proper limitations, it might prove that while the Government thought it was granting a temporary license of occupation, it was gradually parting with the actual property in the land, and losing the source of that revenue on which the colony has hitherto depended for a supply of labour. From the Papers recently printed, and especially from the above-quoted speech of Sir George Gipps, it is plain that these important considerations are seriously attended to in the colony.

We cannot quit the subject of the disposal of lands and progress of colonization in New South Wales without briefly noticing the rapid rise of the settlement of Port Phillip, as illustrated in some Returns published in No. 2 of the Colonization Circular. The settlement was first created so late as in the year 1837; between that time and the year 1842, the annual amount of exports had increased from 12,178*l.* to 139,135*l.*; the imports (which however are a less certain test of progress) from 115,269*l.* to 335,252*l.*; and the value of exports of wool, from 11,639*l.* to 85,735*l.* The population had grown to 17,955; the amount derived from sales of land in these five years had been 389,181*l.*

IMMIGRATION.

Turning now to the other branch of our subject, we subjoin a Table of the immigration into New South Wales during a period of five years and a half up to its temporary cessation about the middle of 1842:—

	Immigrants assisted.	Immigrants unassisted.	TOTAL.
1837	2,664	871	3,535
1838	6,102	1,478	7,580
1839	8,416	2,952	11,368
1840	5,696	1,840	7,536
1841	19,523	3,677	23,200
1842	5,807	1,217	7,024
	<hr/> 48,208	<hr/> 12,035	<hr/> 60,243

The arrivals after that time must have rapidly diminished ; for, on looking to the returns of emigrants from this kingdom to New South Wales, in 1842, we observe that the whole number did not exceed 2,314 ; and in the first two quarters of this year, it has been returned at no more than 214. In fact, for the time, the emigration would seem to have virtually ceased.

The immigration on bounty during the 18 months ending on the 30th of April, 1842, having amounted to no less than 26,546 persons, it is satisfactory to observe that, of this vast number, only 57 men and women at Sydney, chiefly invalids and persons encumbered with large families, remained unemployed within a fortnight ; and that, at Port Phillip, only a few single women were still receiving rations from the Government. During the great influx of immigrants into the Port Phillip district, men who could not at once make better engagements were all employed by the Government at 1*l.* per week. In Sydney the men were not paid wages, but were required to work two days in the week in return for their rations.

No symptoms are said to have appeared of a superabundance of labour ; and although wages are described by the Council to have been so far reduced as in some degree to meet the circumstances of the employer, they are stated not to have fallen below what was sufficient to enable the labourers to earn an honest and comfortable subsistence.

We may here pause to mention the remarkable fact, that, by Returns prepared in the colony, it is shown that the receipts from sales of land during the last 11 years having been 1,090,583*l.*, the sum of 951,241*l.*, or more than 87 per cent., has been expended on immigration ; that upon immigration and survey together (without which latter process the lands could not be sold), the expenditure greatly *exceeded* the amount of the revenue from land sales ; or that, including the three objects of immigration, surveys, and protection of aborigines, which last has been admitted to be one of the legitimate charges on the land, the colony has provided for an expenditure of 122,173*l.* more than the sale of its lands produced. The number of persons introduced at the public expense during the above-mentioned period was 51,736. Sir George Gipps significantly observes, that he trusts this statement may prove that the Government is not justly open to the reproach which has so frequently been advanced against it, of having improperly expended the land fund of the colony.

But the vast numbers of people who left this country in 1841 had drained the available revenues. In our general report of last year, we adverted to the causes which led to a stoppage of the emigration on bounty by the Secretary of State. It has since appeared that this decision only anticipated the wishes of the

local authorities ; and an early resumption of emigration was not found practicable. On this point it may be right to mention, that the accounts received from the colony were in accordance with the judgment formed in England. In a despatch of the 8th of July, 1842, received in England at the commencement of the present year, the Governor mentioned that the existing state of the revenue was such that he could not recommend the revival of emigration. And by a remark introduced in a subsequent despatch of the 20th of September, 1842 (received here in the middle of March last), it would appear that at that time there still was not any actual dearth of labour, although the Governor concurred in the opinion of the Council that a fresh introduction of immigrants would probably soon be found necessary.

Unwilling, however, to acquiesce in a permanent stoppage of the supply of labour to this fine colony, and relying on the resources it possesses for meeting so essential an object, Her Majesty's Government have now lent their sanction to a fresh emigration, which is accordingly about to be immediately commenced. We annex a copy of the notice embodying the conditions under which we called for tenders to undertake this object ;* the contracts have been taken up by Messrs. Carter and Bonus, 11, Leadenhall-street ; Messrs. William Smith and Sons, of Liverpool ; and Mr. William Glen Anderson, of Glasgow ; all of whom were accustomed to the business under the former system of bounty. We are anxiously engaged in revising and settling every detail that will come under our control ; and from the reports received from the contractors, we hope that upwards of 2,000 persons will be despatched to New South Wales between the present date and the end of the year.

Before concluding under this head, it may be proper to give some account of the character of the large past emigration we have above recorded. It was carried out, as your Lordship is aware, through the private efforts of the individuals or firms who might have become possessed of permissions issued by the Colonial Government to introduce immigrants on bounty. Beyond a certain degree of superintendence which was assumed by this Commission over the shipping arrangements, and a few other points, the Government in this country did not interfere, but the business was conducted under the responsibility of the holders of the colonial permissions, who were to suffer the penalty of mismanagement or abuse in a refusal of bounty.

We observe that the agent for immigrants expressed his opinion that the ships were almost uniformly of a class well adapted to the service, and the provisions, with scarcely any exception, of suitable quantity and quality. We have been glad to see this evidence, because these were the parts of the arrange-

* Appendix. No. 5, p. 49.

ments which fell more directly within the control of our officers; but in other respects the plan, acted on to the extent which it had now reached, does not seem to have worked satisfactorily either to the Colonial Government or to the private merchant: some of the ships were ill commanded; several of the surgeons were not well chosen; and the selection of emigrants in many instances was condemned. This occasioned dissatisfaction in the colony; and, on the other hand, the private merchants engaged in the business were not better pleased; for serious abuses having occurred in one or two prominent cases of bodies of passengers from the out-ports, the terms of condemnation which they elicited were extended to the trade generally, and there arose in the construction and enforcement of some of the colonial rules, as to the classes of people for whose introduction payment should be made, a rigour which parties had not been led to expect under previous practice. The result is, that all parties equally perhaps were prepared to acquiesce in the justice of the conclusion, since pronounced by Sir George Gipps, that the bounty system, as it had prevailed for the last five years, must be brought to an end.

In the modified system now about to be acted on, we believe it will be found that the spirit has been followed of the latest recommendations from the colonial authorities. It is in conformity with Sir George Gipps's views that the contracts for the new emigration should have been entered into in this country, where the bounty could be determined by the current rate of freight and other charges on which its amount ought to depend. We have undertaken the appointment of the surgeons, in accordance with the recommendation of the Committee of Council, and of the agent for immigrants. We have also assumed a more direct control over the shipping arrangements, which we believe will be approved of in the colony. The certificate of emigrants' description and character will no longer be required to be sent to this office; for we agree in the opinion of the Committee of Council, that a partial check upon certificates, for which other parties are to remain in fact responsible, might do more harm than good. The judgment upon the fitness or unfitness of the emigrants will remain strictly, as heretofore, with the colonial authorities. We will only say, in conclusion, that we will not fail to act in the spirit of the wish thrown out by Sir George Gipps, in his memorandum on bounty, that the officers in this country should not feel themselves debarred from lending every aid in their power to the prosperous development of the colonial scheme. It is impossible to foretell the result of a large experiment depending on such a variety of contingencies, of which many are beyond human control; but we can with truth declare, that not the minutest of the details coming under our notice has been omitted to be anxiously scrutinized, and that we feel the

utmost solicitude to promote the success of this emigration, and see it result in a manner that shall be satisfactory both to the public and the Government in New South Wales.

PORT ESSINGTON.

RESPECTING Port Essington, nothing of consequence has been received since the Papers laid before Parliament in March last, to which we may refer as containing all material information respecting the progress of the settlement since its renewal in 1837. We fear that the result has not yet been very successful. Under the temperate and regular habits enforced upon the marines and others, the sick list has been light for a tropical station; but it is now admitted that the climate would be unsuited to the European labourer. In the period of more than two years covered by the Papers laid before Parliament, the crew of only one shipwrecked vessel is noticed as having found a refuge at Port Essington. It is mentioned in one part of the Papers that the Prahus, which come for purposes of fishing, have not much room for articles of trade; and in another part, that the Malays who came in 1842 could not be induced to barter as formerly, being apparently under the influence of some prohibition against it. From such inquiry as we have been able to make of the masters of vessels trading to Australia, we apprehend that Port Essington is too much out of the track of ships going on to China or India to be worth visiting unless for some definite and certain object. Singapore, which has been so successful as a place of trade, has naturally been looked to as a model for any other emporium that it might be attempted to form in the Eastern Seas; but Singapore lies in the direct channel of the vast amount of shipping passing between India and China; and although, like Port Essington, without any important natural products of its own, it is so situated that large and valuable cargoes for export find their way there from the adjacent seas.

Believing that if a prosperous settlement were to be developed in a situation so unlike that of any other recently-formed British colonies, the best means for the purpose must be suggested by some one acquainted with Asiatic, and especially with Chinese, subjects, we transmitted the late Parliamentary collection of Papers to Mr. Crawford, whose former experience in the administration of affairs at Singapore, and the knowledge necessary for his work on the Indian Archipelago, pointed him out as peculiarly qualified to afford information on the subject; and we now beg leave to annex extracts* of the principal parts of the able and comprehensive paper which he sent us in reply. We think this document will amply show that natural circumstances account for Port Essington not having made more rapid progress.

* Appendix, No. 6, page 51.

It is right, however, to mention that there are gentlemen who, having correspondents in the Eastern Seas, are still of opinion that a profitable trade might be created between Port Essington and the islands of the Indian Archipelago. And while we have thought it our duty not to refrain from producing what appear to us the material facts and remarks above alluded to, we are aware that there are reasons of quite a different nature which have been urged for maintaining a post at Port Essington.

VAN DIEMEN'S LAND.

LAND.

THE amounts derived from sales of land in Van Diemen's Land were, in 1841, 51,726*l.*; in 1842 no more than 26,976*l.* The number of acres sold in the latter year was 59,543, which gives an average of rather more than 9*s.* per acre. In explanation of the circumstance that so small an average price was paid for land at a period when the upset price was 12*s.* per acre, it is to be observed that the discrepancy is caused by the sale of such lands as remained to be put up under old applications at the previous price of 5*s.* per acre.

The number of acres surveyed in the year ending 30th September, 1842, was 64,742, at an average cost of 3½*d.* per acre; 103 pasture licenses were granted, containing 81,209 acres; the sum received for them was 1,235*l.*; and that received for licenses to cut timber, 545*l.*

Sir John Franklin, we regret to see, took a very desponding view of the prospects of the land revenue, in his despatch of the 24th of February last, written to accompany the Blue-book; and although we cannot help hoping that experience may not permanently bear out such unfavourable anticipations, it may be right in this summary to insert the Lieutenant-governor's principal remarks. He says, "It is my duty frankly to avow to your Lordship my decided conviction that for years to come little revenue can possibly be expected to accrue from the sale of lands.

"I declined last year bringing much land into the market, because I found that when compelled or induced to purchase, the settlers did not do so out of their profits, or even out of their reserved capital, but by means of money borrowed, chiefly from non-resident capitalists, at a high rate of interest."

* * * * *

"The average price of waste land in this colony for several years past has not exceeded 9*s.* per acre, when sold by the Crown; whereas the recent Act of Parliament has raised the minimum price to 20*s.* Having regard, therefore, to the previous

selling rate, to the present circumstances of the colonists, and to the fact that none but inferior lands remain to be sold, I doubt whether any sales will be effected for years to come, after I shall have caused to be put up those lands which the Government is already pledged to offer at the old minimum rate, from the sale of which I think a temporary supply will be recovered.

“The inability of the settlers to purchase at a high rate, even were there much land worth it, and of the Government to offer for sale at a low one, will, I fear, soon render apparent a decided inadequacy of the revenue to the expenditure, and a complete exhaustion of the treasury.”

A little further on the Governor observes: “The agricultural interest is now suffering chiefly from the high rate of interest charged upon the sums borrowed to purchase Crown lands, when that was conceived to be an advantageous speculation. Ten per cent. was not felt to be an oppressive rate of interest, when ewes could be sold at 40*s.* each, and bullocks at 20*l.* a pair, which was the case three years ago; but it presses heavily indeed now that ewes of equal quality would scarcely fetch 5*s.*, and bullocks perhaps but 6*l.* per pair. The value of landed property has fallen about one-half, in some cases much more; and very many sums which in 1840 were lent on what was deemed double security, could not scarcely be recovered.

“This state of things will, I trust, soon pass away; but it entails in the meantime on individuals the necessity, to say the least, of observing a painful economy, and many estates must inevitably change hands.”

The territory of Van Diemen's Land, we must observe, is of very limited extent. Sooner or later the time must come when the Government will have disposed of all its most eligible lands, and must be prepared to find the revenue from sales decline accordingly. In this island, containing as it does vast districts, which have been described as wholly unfit for use, so much as 2,215,000 acres have been disposed of on quit-rent, and at present stand charged to the public with yearly payments amounting to about 13,000*l.* per annum; besides which, 410,000 acres have been disposed of by sale in the last 12 years. But Sir John Franklin's remarks themselves show that the falling off and cessation of the receipts from land sales took place during a dearth of capital in the colony, and at a time when the increase in the minimum price of land had not yet become known. And although under the general circumstances we have above stated, it would not be surprising if no great revenue should immediately afterwards arise from sales of land, yet, when we consider the natural advantages of this island for the growth of grain, and that the recent measures upon transportation will contribute, as the Lieutenant-governor has pointed out, to keep up a supply of labour free of cost to the colony, we cannot help trusting that the period

has not yet arrived when there will be no further demand for the appropriation of the soil by individuals, even at the price of 1*l.* per acre, which has been fixed by Parliament.

IMMIGRATION.

Two thousand four hundred and forty-eight persons left the United Kingdom last year for Van Diemen's Land. In the first six months of 1843 no more than 23 appear in the Returns as having gone out. In 1842 the number of persons sent out on bounty was 912; and four ships were despatched under the immediate superintendence of this Board, taking out 892 emigrants. Twenty-six deaths, only two of which were of adults, the rest of children, occurred in these four ships, being an average of 2*½* per cent. on the number taken out. In the case of those three of the vessels for which, up to the present time, the usual reports have been received from the colony, we have been gratified by the high testimony borne by the colonial authorities to the character of the arrangements made in this country, as well as to the eligibility of the class of people selected, and the order in which they were taken out.

In the Session of 1841 the Council of this colony made upon the subject of immigration a very comprehensive and detailed report, which at one time we intended closely to analyze; but very shortly afterwards followed a despatch from the Lieutenant-governor, dated 1st April, 1842, stating that the influx of so many convicts under short sentences, together with the prospect of its continuance, strengthened his opinion that any sudden or considerable impetus to immigration would not prove advantageous. Ever since that time the despatches from Van Diemen's Land have occasionally repeated the injunction of caution in this respect. Indeed, when deciding on the recent claims of Mr. Towns for bounty, the local Government declared its alarm lest an excessive number of people should be poured into the colony; and in a comparatively recent despatch of the 24th of February last, from which we have above quoted the fears expressed of a permanent decline in the land revenue, Sir John Franklin adds, "The immediate discontinuance of immigration at the expense of the public revenue is, of course, I respectfully submit to your Lordships, under these circumstances indispensable." The emigration from this kingdom has been accordingly suspended since the latter part of 1842, and must, we presume, so continue until advices of a different nature may be received.

There were some parts, however, of the Council's report which related to questions of general and standing interest. Such was their inquiry as to the expediency of bringing out persons under indenture to particular masters; and feeling the importance of this subject, we examined with much care into the evidence collected upon it. Without now going into all the details, we will

merely say that of 13 labourers whom they examined on this question, five did not like the contract system, and thought that others would prefer to come out free, while eight stated that they would not have emigrated unless under contract, and thought that but few good hands in their respective trades would leave without one. This last evidence, coming from persons of the labouring class, appears striking; but it will be remembered that in reality the important question is, what will keep the people in a state of permanent content and usefulness in the colony, and not what might seem most acceptable to them before leaving this country, and while still under the influence of the feelings and wishes connected with a superabundant supply of labour. We confess that, knowing the repeated failures which have happened elsewhere in this matter, seeing that in Van Diemen's Land there has as yet been little time to test the system, and considering how many would be the temptations to abuse the ignorance of humble people while still unacquainted with the country they were going to, we adhere to the objections we entertain, on general grounds, to sending out labourers to the colonies under indenture.

The late proceedings on emigration to Van Diemen's Land appear to us instructive in another point of view. In New South Wales the orders for bounty issued to resident colonists became transferable. Hence arose a traffic in them, and a source of profit to their original receivers which was never intended, besides the probability that the orders would find their way into the hands of persons not fit to be trusted with their execution. It was wished in Van Diemen's Land to guard against this inconvenience, and the several orders granted to the settlers specified the names and addresses of the agents authorized to act for them in this country. But here an evil of a different nature occurred. It was found that, as has been experienced in regard to other colonies also, private individuals acting singly cannot contend with the difficulties nor meet the expenses of procuring any considerable number of picked emigrants. Out of 162 persons named by the different settlers to select emigrants for them, only 13 have ever acted at all, and 12 of those to an insignificant extent, not having named an average of much more than five emigrants each. It was only when one person came forward, who happened to have been named agent for a much greater number of parties than any other, and thereby was enabled to act on a scale admitting of efficiency, that the plan was rendered operative to any extent worth naming; and when the emigrants thus procured reached the colony, we find that the bounties on them have been refused, chiefly, as it appears to us, on the ground that the agent in whose name they were despatched had availed himself of the services of a mercantile firm conversant with the business, and that this last party had been actuated by the ordinary motive of expecting a commercial profit on the transaction. We merely mention this

as showing the anomalies inherent in endeavouring to carry out a system of bounty strictly for the use of private settlers, and the misunderstandings and discontent which such a practice is calculated to engender. The result is to convince us that it is better not to issue any orders at all for bounty to private settlers in the colony, for that if transferable they lead to irregularity and are injurious, and if not transferable they remain inefficient.

WESTERN AUSTRALIA.

LAND.

FROM the latest Returns received, it appears that, in the year ended 31st March, 1842, 5,016 acres of land were sold, and that the amount realized was 4,399*l.*, being at the rate of 17*s.* 6½*d.* per acre; 136,532 acres were surveyed during the same period, at the average cost of 3½*d.* per acre.

We are glad that an Act reached this country last year, and has been approved, "for the more effectual and accurate Establishment of the Boundaries of Land," in Western Australia. Correct surveys are of great importance in all new settlements, to obviate future claims against the public, or disputes of private parties with each other.

On some other subjects the Colonial Government has altered certain measures, of which we had not been able to report so favourably. The principal error, it is scarcely necessary to mention, in the formation of the colony, was the great extent to which grants of lands were made to individuals, and the only check upon abuse was the obligation to perform settlement duties. This obligation attached to the grants from the beginning. We could not, therefore, concur in the expediency of allowing persons who had failed to perform those duties, and thereby forfeited their titles, to compound for the omission on payment of a small pecuniary fine. This view having been adopted by the Secretary of State, we find that the measure has now been rescinded, and that persons will no longer be able to compound for the omission of their settlement duties except by the surrender of a portion of their lands for the sake of a good title to the remainder.

By certain local regulations issued on the 17th of June, 1841, the lowest size of lots being reduced to 160 acres, the purchasers of that or of any larger quantity of land were to be allowed a right of commonage over the unappropriated Crown lands for 10 miles round their homesteads. It was our duty to point out that the latter of these provisions was likely to create much confusion, and prove quite incompatible with the general interests of the colony. Instructions having been sent to the colony in accordance with this opinion, the Governor has rescinded the regulations, very properly offering to any parties who had purchased lands while they were still in force the option (of which

none of them, however, appear to have availed themselves) of recalling their purchases.

The true means, it appears to us, of providing for the object which we conclude the above measure had in view, is to establish a well-regulated system of letting unappropriated Crown lands for pasture, as is done in the older Australian colonies. To this the Governor fears that the expense of the requisite machinery would be an obstacle. We should hope, however, that some adaptation of the same principles might be devised on the spot, suited to the circumstances of the colony. Indeed the Governor and Council have since passed an Act for the purpose; and although some of its provisions were found objectionable, we trust it will be so modified as will admit of its being assented to. As this subject is one of so much interest in all the Australian settlements, and the whole of the observations to be made upon it could not be stated in a small compass, we would suggest that it would be convenient to lay before Parliament with the present Report, the despatch* in which your Lordship embodied the views that were taken in the Act when it was still under consideration. The most important of the objections to the law was, that it proposed to place the Government under a legal obligation to pay to merely licensed occupants the full value of all buildings and improvements which they might leave behind them, should the land they occupy be sold. It is obvious how great an inducement this would have held out to parties to form permanent establishments; and it may be doubted whether the Government would not have found itself precluded from ever bringing lands to sale after once they had been let on license, from its inability to pay for the value of the improvements which would be effected.

Among some of the arrivals of the present summer from Western Australia have been resolutions of the Legislative Council, and also the petition of a public meeting at Perth, recommending that the minimum price of Crown lands should be reduced to 5s. per acre. This question has since been settled by the passing of the Imperial Land Sales Act, which leaves the Government no discretion of naming a lower price than 1*l.* per acre. But as a great anxiety was expressed that, at any rate, the foregoing proceedings should not be overlooked, and as the discussion tends to throw light on the similar question in the neighbouring colonies, we believe it will be useful to repeat here that summary of the arguments which was embodied in your Lordship's despatch on the subject to the colony.

The chief reasons urged for the reduction of price are:—

1st. That the establishment of an equal price for colonies of different ages and degrees of advancement has the effect of turning the tide of emigration to the older colonies, to the prejudice of those newly formed.

2ndly. That raising the price in Western Australia has prevented the accruing of a fund by which to import persons of the labouring class, and also has deterred the resort of persons who could purchase lands.

3rdly. That by this means it has discouraged instead of promoted the sale of lands owned by private parties; and,

4thly. That the price of Crown land ought to be such as to admit of purchases for pastoral as well as agricultural purposes.

Governor Hutt has well pointed out that the first argument is directly contradicted by the experience of Port Phillip, South Australia, and New Zealand; that is to say, of the whole of the settlements which have been formed in this quarter since Western Australia itself. Every one of them, without exception, began with a price even much higher than that in any of the established colonies by which they were preceded, and all have commanded a much higher amount of immigration. Whatever difference of opinion they may admit of in other respects, it would be difficult to imagine a stronger practical refutation than they afford, of the doctrine that a higher price of land in new settlements must necessarily divert emigration to older colonies.

2ndly. It seems quite evident that, as the Governor remarks, the want of a revenue from public lands in Western Australia must be ascribed to the immense grants in the hands of private individuals, and the large amount unavoidably issued of remission tickets, in which, instead of money, payment is made for such Crown lands as are sold. And with the opinions which prevail on the subject in England, nothing would be likely more effectually to discourage the further immigration of capitalists than any reduction of the price of Crown lands in Western Australia, so as to tend to throw fresh masses of land into the hands of private parties.

3rdly. It is pointed out by Governor Hutt that even if the price were reduced to 5s. per acre, yet under the usual supposition that three or four acres is necessary for each sheep, this would not render the public lands purchasable in sufficient quantity for pastoral purposes. As we have already remarked, the truth probably is, that in all the Australian colonies it must long remain indispensable to provide for the last-mentioned pursuits by means of a well-ordered system of licenses to depasture flocks over the unappropriated lands of the Crown.

We will only conclude by expressing our belief to be, that, as said in your Lordship's despatch on these resolutions, the bane of Western Australia has been the large quantity of land thrown into the hands of private parties; and that while perseverance in a right course may be hoped to bring the colony to a prosperity proportioned to its natural advantages, we apprehend that no mistake could be greater than for those who are suffering the con-

sequences of the original error in its formation, to look for relief to measures which would tend to augment and perpetuate the same evil.

IMMIGRATION.

The number of persons who proceeded to the colony in 1842 was 563, but none have gone as yet in the half-year ended 30th June, 1843. Two ships were despatched by this Board to Western Australia last year, taking out 354 emigrants. Accounts have been received of the arrival of one of these vessels, the "Simon Taylor." Only two deaths occurred on the voyage, both of children; and we observe that the colonial authorities, in reporting the arrival of this vessel, spoke highly of the condition of the people on their landing. Amongst the emigrants were 18 boys who were selected for good conduct from the establishment at Parkhurst, and for whom a conveyance was provided at the desire of the Secretary of State for the Home Department. Their arrival in good health at Perth was notified in a letter from the Colonial Secretary, dated 13th September last, and in a communication which has been received from the surgeon superintendent of the vessel, it is stated that they had all conducted themselves well, and that the whole were apprenticed to different settlers before he quitted the colony.

There are not any very recent accounts of the amount of funds which may be considered available for immigration, nor of the numbers of people for whom there would be advantageous employment. The Governor's attention has been drawn to the propriety of considering the demand for labour at King George's Sound, in the distribution of any emigrants who may hereafter arrive in the colony.

An Act which was passed to render the outlay on introducing emigrants a debt from them to the public until they had lived two years in the colony, with the view of ensuring their residence for that period, was disallowed, for reasons which appear in your Lordship's despatch on the subject contained in a late Parliamentary Paper. We have no doubt that in the situation of the different Australian settlements, each must depend on its intrinsic advantages for the retention during a reasonable period of the people introduced at the public expense; and that any attempt to provide for that object by compulsory enactments would deter emigrants from this country, without admitting of being enforced in the colonies themselves with advantage.

It was proposed that colonists proceeding to England on their own affairs might be empowered by the local Government to select emigrants, receiving 10 per cent. on the passage-money as a remuneration. This plan was over-ruled, for reasons that are recorded in your Lordship's despatch of 6th October, 1842, contained in the same Parliamentary Paper above referred to. Be-

sides the other objections to the proposal, we must again mention that it has been repeatedly proved by experience that private individuals are not competent to overcome the difficulties of getting together parties of select emigrants in this country. They have found themselves obliged either to apply to the proper department of Government, or else to transfer the task to parties resident in England, who have made this business a regular branch of trade.

SOUTH AUSTRALIA.

LAND.

At the same time with our general report last year, we submitted to your Lordship a separate report on the affairs of South Australia. The distinction, however, which formerly existed between this colony and the other Australian settlements having now ceased, it becomes proper to include it with the rest in the present report.

The gross sales of land in this settlement, from the commencement in 1835 to the end of 1840, amounted to 297,167 acres, and produced 272,878*l.* For the last two years they have been as follows:—

	Acres.	Purchase-money.
1841	8,310	£8,310 0
1842 .	17,081 $\frac{1}{2}$	£17,081 10

The extent of land surveyed in the course of the year was 37,814 acres, at an average cost of about 4*d.* per acre. On the 31st December, 1842, there were altogether 312,925 acres of land open for selection and immediate occupation.

An Act has been passed, subject to Her Majesty's approval, on the important subject of Pasture Licenses. The fee on such licenses is named at 10*s.* 6*d.* per annum, with an assessment on the animals depastured at the following rates:—Sheep, 1*d.*; cattle, 1*s.*; horses, 2*s.* 6*d.* If parties build and reside on the lands, they are to take out a further yearly license, called an occupation license, for 5*l.* In New South Wales the price of the pasture license is 10*l.*, and the assessment is, on sheep, $\frac{1}{2}$ *d.*; cattle, 1 $\frac{1}{2}$ *d.*; horses, 3*d.* The principle adopted in South Australia of fixing a lower fee for the depasturing license and a higher assessment on the stock, appears to us probably an improvement where the limits within which the license is to operate are not uniform, but are in each case to be subject to the discretion of the authorities. But some of the other provisions appear to us more questionable, especially one by which persons who hold purchased lands are to be exempt from the necessity of

taking out occupation licenses for the use of the unappropriated Crown lands, and are to be free from assessment on their stock depastured on those lands, at the rate of 4*s.* for every 80 acres of their purchased land. We will not, however, enter further into detail, as it will be our duty to make a separate report on the whole Act, of which we will not add more here than that its general object is to introduce a requisite system into the colony, under rules that appear to have been carefully considered.

The Governor reported circumstances which showed that the scope and force of the old land orders for specific quantities of land had been misconceived, and an undue advantage allowed to their holders in competition with fresh purchasers for money. We showed that this was certainly inconsistent, both with the conditions of the orders and with the intentions under which they were issued. Measures have now been taken to induce the holders of them to exercise their choice within a short period, and if not, the orders are to become merely equivalent to a tender of so much money at any of the public sales.

The great extent of Government liabilities incurred in South Australia, followed by the distress which ensued, had given rise to numerous and complicated claims, both of private parties and of the public servants, which it has been necessary for the Governor to examine and deal with. The revision of these claims has, as your Lordship is aware, demanded a large share of time and attention at this office, where alone the records of South Australia had been preserved in any complete state. We trust that they may almost all now be considered as disposed of.

So large a body of information on this colony is contained in the volume recently laid before Parliament by command, that upon its general condition it would be superfluous for us to dwell here at much length. The Governor's duty required him to reduce an expenditure which amounted to 174,000*l.* in 1840, to 60,000*l.* in 1842, and to an amount estimated at 34,000*l.* for the present year. This could not be a very acceptable process at the moment. But the result has, we believe, been not less beneficial than it was at any rate indispensable. According to the latest estimates, the public expenditure is now brought within the public income. Speculation has diminished, and the cultivation of the soil has increased. No able-bodied emigrants are any longer chargeable to the Government. Large and vague claims that had arisen under the former system in the colony have, as we have above had occasion to allude to, been reduced to limit, and are in course of settlement. There will not any longer be two distinct sets of functionaries, or a variety of separate public accounts, but the different anomalies of the old constitution of the colony are fast disappearing, which, we doubt not, will contribute greatly to more regularity of administration. On the whole, therefore, however little palatable such measures can be

expected to be, we are quite satisfied that the reductions effected in South Australia, and the justly strict investigation of all past claims, have been in fact a benefit to all who have an interest in this community, and that they have brought it within the only conditions compatible with a sound or permanent prosperity.

We place in the Appendix* certain extracts which we have already published in the Colonization Circular from the Governor's late despatches, showing the favourable views which he felt himself authorized to express on the state and prospects of the colony.

It is satisfactory to add, that the latest accounts of the soil are also good.

In our general report of the 29th July, 1842, on South Australia, we presented a review of the progress of discovery up to that period, and were obliged to show that at that time the examination of all the more remote parts of the territory had been very discouraging. But amongst the despatches recently printed is one of the 28th December, 1842, containing the Surveyor-general's account of some interesting discoveries to the north of the Adelaide, which show that, in the language of Captain Grey, "the fertile portions of this province are more continuous and extensive than was originally conceived, and that, notwithstanding the rapid increase of the flocks and herds, sufficient good country is now known to satisfy the wants of the colony for several years to come."

IMMIGRATION.

The emigration from the United Kingdom to this settlement, from its beginning in 1836 to the end of 1840, amounted to 13,842 persons. It has since almost ceased during the difficulties of the colony. According to the public returns, which, however, may possibly not include detached individuals going out on their private affairs, or persons going in too small parties to be noticed under the Passengers' Act, the numbers would appear to be no more than 175 in 1841, and 145 in 1842. For the first six months of this year they are returned at 22.

The land revenue for 1842 having been 5,830*l.*, a question has been raised why it was not applied to emigration. The short answer is, that the colony was then in a state of insolvency. In 1841 the Government of Great Britain advanced 155,000*l.* to South Australia. In 1842 it converted that loan into a grant, besides granting 59,936*l.* more. £215,000 were given by this country to the colony within two years; but they were given on the distinct understanding that every local resource without exception should also be devoted to the essential and paramount object of contributing to enable the colony to pay its debts.

* Appendix, No. 7.

Besides this, however, we may observe that a considerable part of the resources raised for South Australia was required in 1842 for the support of the able-bodied emigrants who could not get employment. It certainly would have been strange if the Government, which with one hand had to provide for an expenditure that once reached no less a rate than 25,000*l.* per annum for unemployed labourers, was under an obligation to spend money with the other hand for the introduction of fresh labourers into the very same community. We dismiss this question, therefore, without further comment.

But circumstances are now much altered. All the able-bodied labourers have, as before mentioned, been absorbed in the labour market, and there is said by the Governor to be ample room for a further supply of labour. He estimated that 400 emigrants with their families might safely be sent out in this year. We confess, therefore, we should witness with much pleasure the accruing of any fresh receipts for land that would admit of a renewal of emigration. We are glad to gather from the correspondence with the Treasury, printed amongst the recent papers, that a moiety of the land fund is intended to be appropriated here, as elsewhere, to the salutary object of the supply of labour. There can be no doubt, we apprehend, that by the terms of the Act of the 5 & 6 Vict., c. 61, on South Australia, combined with the previous enactments on the debt of the colony, the land revenue would, strictly speaking, be claimable for the public creditor in default of other resources; and that this claim passes to the Lords of the Treasury. But it is far more consistent with the liberal course pursued by the Government of this country throughout these affairs, and with sound policy, that the settlement should not be deprived of this source of the prosperity, which can best enable it to become equal to all demands upon it. And on the same broad principle of dealing with it in like manner as all the other Australian colonies, it is included in our published list of the places to which, in respect of money deposited here for the purchase of land, we undertake to convey four labourers for every 100*l.* so received. Under the terms of the recent accounts we have had to quote, we should see the labourers depart for this destination with every confidence in their own welfare and in the benefit conferred on the community.

NEW ZEALAND.

LAND.

No further sales of Government lands to individuals have yet been reported since those returned in 1841; viz. :—

	Acres.			Purchase-money.			Average per Acre.		
	A.	R.	P.	£.	s.	d.	£.	s.	d.
April, 1841 (chiefly Town Lots).	44	0	38½	24,275	17	9	548	14	4
	Exclusive of a balance of 4,985 <i>l.</i> 8 <i>s.</i> 1 <i>d.</i> , to be paid in Sydney, and a remission of 200 <i>l.</i> to a naval officer.								
September 1841 (chiefly Suburban Lots).	560	2	2	4,501	14	10	8	0	7

There is reason, however, to believe that additional sales to the extent of 10,000*l.* took place during 1842.

No object can be more important to the satisfactory progress of this colony than an early disposal of the claims of the original settlers to land. We are glad therefore to see that, after an interval during which no progress had been made, 104 claims were reported in October 1842 to be determined, and that active measures have since been adopted for continuing the settlement of claims. Those first mentioned comprised 42,382 acres, awarded at rates varying chiefly from 5*s.* to 20*s.* an acre, and at the general average for the whole of 6*s.* 3*d.* per acre. We also observe that the acting Governor, Mr. Shortland, has repaired to the Company's settlements at Wellington, and that he is engaged in endeavouring to expedite the adjustment of the claims of aborigines to land in their district, a question of which the decision will be a great benefit to the settlers in this part of New Zealand.

Under the first Ordinance on land claims, founded on that passed in New South Wales, a graduated scale of prices was established, by which more land was allowed to the earlier and less to later purchasers from the natives; while, at the same time, no individual was to have more than 2,560 acres, or four square miles in all. But, in compliance with the supposed meaning of instructions from home, this Ordinance was afterwards repealed, and it was enacted instead, that all claimants should receive their lands at the uniform rate of 5*s.* per acre. This was complained of by those who had staked their fortunes in these islands during less secure times, and when lands were much less valuable. The intention also of the instructions from home having been mistaken, the new Ordinance was disallowed, and the law has now reverted to its original state. We ought, however, to mention that we do not apprehend that this need interfere with any claims disposed of before the disallowance of the last Ordinance shall have become known; for as the law merely restricts the power of the Commissioners of Claims in making their recommendations, and does not contain any words to limit the discretion of the Governor, we apprehend that it will be perfectly competent to him to treat

cases already adjudicated upon, exactly as equity and the public interest may require.

There would be an obvious inconvenience, both to the individuals themselves and to the Government, if parties were compelled to take the quantity of land awarded to them in the most remote situations in which they might happen to have originally acquired it from the natives. The Governor has been authorized therefore to offer to them all, without exception, an option of taking their lands in the Auckland district, subject, of course, to the proportionate values established for town, suburban, and country allotments. This purpose has been provided for by Mr. Shortland, by issuing, instead of specific grants of land, orders receivable as money at any of the public sales. His measures on this and other points connected with expediting the disposal of land claims—especially the important one of providing for a commensurate progress of the surveys, which he proposes to do by allowing their execution by contract—are more fully explained in a recent despatch,* which, together with the answer returned to it, we would suggest should be laid before Parliament at the same time with this report.

A subject which has required considerable attention is the Government officers' allotments at Auckland. Every paper connected with the proceedings was sent home, and the whole of them were made, as your Lordship is aware, the subject of an elaborate investigation at our office. One result was to show that however unadvisable it may have been to allow the public servants to acquire their lands by any other principle of sale than the common one established for all settlers, the effect was to make them pay very high prices. We found that the average paid by the officers for town lots was no less than 50*l.* per acre; that two of them paid at a rate exceeding 700*l.* per acre; and that the lowest price paid for any selection in the town amounted to 250*l.* per acre, while, even for suburban lots, the average price charged to the officers exceeded 67*l.* 10*s.* per acre. The officers represented that if the original measure were mistaken, at any rate they were not answerable for questions of policy; that they merely acted on a system consented to by higher authority; that in so doing they had not only paid very large prices, but prices much higher than could now be commanded; and further, that they had since made a considerable outlay on their allotments. It certainly would seem difficult, under such circumstances, to eject any individuals from their lands without compensation, or yet to make that compensation without considerable public loss. We therefore ventured to recommend that the new Governor should be instructed to examine on the spot into all the 24 selections by Government officers; that in cases where the parties appeared to him to have fairly acted on the intentions of their superiors, and with no ground of imputation on their good faith, their grants should be con-

* Printed at page 79.

firmed; but that in cases where, for any reason, he felt unable to satisfy himself on these points, he should apply the test of a public sale, offering the lands at an upset price composed of the original price with the addition of the assessed value of any subsequent improvements, and paying over this sum to the officer if the land were bought by any other party. We understand that this proposal met with your Lordship's approval, and that instructions in conformity with it have been addressed to Captain Fitzroy.

In May, 1841, the New Zealand Company agreed with Lord John Russell for a purchase of 50,000 acres by an outlay of 40,000*l.* on emigration. And under your Lordship's administration they have further agreed, under various conditions, more fully set forth in papers already laid before Parliament, for a purchase of 100,000 acres at Nelson, to be paid for by an outlay of 40,000*l.* on emigration and 40,000*l.* on public works. Their required outlay under the former of these agreements has been reported by the Government accountant as made, but the completion of the matter is suspended for some explanations which it has been thought necessary to request on the rate of some parts of the expenditure.

Two fresh transactions have since been entered into with the Company. On the one hand, we have much pleasure in alluding to the agreement that they are to take 50,000*l.* worth of their lands in Auckland and its vicinity. The details of the arrangement having been referred to this office, we place in the Appendix* a copy of the minute embodying the heads which were agreed upon here for your Lordship's consideration, and which met with your sanction. The effect of the measure itself will, we hope, be to complete the allaying of former local animosities, and to unite all the settlers in the sense that their first interest must be in the success and good repute of the whole colony.

In one respect there has been a deviation from the terms of the minute. The Company proposed at the time to advertise and sell their Auckland lands immediately. They afterwards expressed their willingness to adhere to this course if desired, but they pointed out that to proceed to sale before they knew any particulars of these lands would probably only injure their settlement in this quarter; and after a very unreserved statement of the extent to which they considered themselves pledged to carry out efficiently the improvement of their new acquisition, they offered on the subject a guarantee which is embodied in the papers we shall presently allude to, placed in the Appendix. It may be enough here to say, that this guarantee records the hope and intention of the Company to do as much for their lands at Auckland as they have bound themselves to do in order to pay for those at Nelson; and engages that to the

* Appendix, No. 8.

extent to which they may fail in that object, they will give up the lands offered them on such advantageous terms at the capital, and revert to only their original and ordinary claims elsewhere. This appears to us a fair and liberal offer, and, quite agreeing in the objections to anything approaching a forced sale, we are glad that the decision was to leave the time and manner of opening the new lands to the discretion of the Company, in reliance on the good faith they have pledged on the subject.

The other principal transaction with the Company has consisted in giving the Governor a distinct authority to allow them to establish a fresh settlement they have in contemplation, on any part of the islands which he may judge unobjectionable. The Company wrote a letter (placed, with our report upon it, in the Appendix, No. 9), representing that, from the absence of navigable rivers, and the abundance of good harbours, it was natural that the colonization of New Zealand should proceed by the formation of successive settlements along the coast; and they stated that a body of persons in this country had made a plan for establishing themselves on some new site. If we were called on for an opinion on the question in its most general shape, we could not give it without many qualifications as to the number and situation of the new settlements to be formed. We admit the force of the geographical considerations mentioned by the Company; and if it should be found that different parts of the country are suited to different uses, as, for instance, one to agricultural and another to pastoral pursuits, there would be an obvious advantage in occupying both so as to admit of developing their respective resources, and to promote a useful intercourse between the producers of different commodities. On the other hand, it can hardly be denied that the multiplication of settlements remote from one another might be carried so far as, besides the additional expenses of governing, to weaken the community on the whole by the want of mutual support and co-operation. To allow small parties of individuals to settle themselves in very distant situations would, we feel persuaded, be productive of very great inconvenience. But we readily acknowledge that several of the objections apply with less force to settlements formed by a Company capable of pouring in people in sufficient numbers to protect themselves, and repay the charges of their government. Without going further, therefore, into a general question which it is not necessary now to solve, we will only say, in conclusion, that we apprehend that, in the present instance, there can be no objection to the discretion the Governor holds to consent to the Company's placing their settlers on any new locality which he, residing in the colony, may see no reason to disapprove.

IMMIGRATION.

The number of emigrants from the United Kingdom to New

Zealand in 1842 was 3,064, and 229 in the first six months of 1843.

Three vessels were sent out under our direct superintendence in 1842, taking 779 passengers. The reports received up to the present time notify the arrival of two of these vessels. There were 37 deaths on the voyage, chiefly, it would appear, of young children, amounting to a rate of $6\frac{2}{3}$ per cent. on the whole number of passengers. This rate was much higher than in the Van Diemen's Land ships; and we should ascribe the difference in great measure to the circumstance that the people were drawn from parts of Scotland where distress had been prevalent, and in some degree also to the lesser experience at the outports, and the difficulty of an equally effective superintendence at so great a distance from London.

Subsequently to the date of our last general report, four more ships were despatched by the New Zealand Company, and underwent the usual inspection by our officer, and certificates of 669 emigrants sent out by the Company were passed at this office. This emigration ceased on the 1st October, 1842.

Ninety-two boys selected from the establishment at Parkhurst have been sent to New Zealand. We made arrangements for their passage, and they sailed from Cowes on the 3rd June, 1842, in the ship "St. George." In a despatch of the 2nd November, 1842, the acting Governor has reported their arrival; he states that he has taken steps with a view of distributing them as apprentices among settlers whose character entitles them to the confidence of the Government, and that a guardian will be appointed to visit the boys from time to time, and watch over their interests.

SALE OF COLONIAL LANDS IN ENGLAND.

In the year 1842, 2340*l.* was deposited in this country for the purchase of colonial lands, viz.—

New Zealand	£.
Van Diemen's Land	900
Port Phillip	500
Western Australia	440
	<hr/>
	£ 2340
	<hr/>

In the first six months of the present year, 600*l.* has been so deposited, viz. :—

New Zealand	£.
Van Diemen's Land	300
Port Phillip	100
	200
	<hr/>
	£600
	<hr/>

NORTH AMERICAN COLONIES.

FROM all the North American Provinces we regret to say that the returns of land sales, notwithstanding the forms which at our request were sent out from the Colonial Department for the purpose, continue very defective. We propose to continue, however, our course of stating as to each colony the principal facts to be mentioned under the heads of Land and Emigration respectively; and we shall then subjoin such information as we have to offer on the working of the New Passengers' Act.

C A N A D A.

L A N D.

THE number of acres sold in the year 1842 was, in Eastern Canada, 44,703, at an average of 3*s.* 2*d.* for Crown lands and 4*s.* 6*d.* for clergy reserves. In Western Canada, 23,621 acres were sold, and the average price was, for Crown lands, 9*s.*, and for clergy reserves, 11*s.* 3*d.* per acre.

With respect to the free grants which can be made in this province to actual settlers in the vicinity of public roads, it appears that, in December last, there were only three roads open where this regulation was in force; and it was expected that the greater part of the lots would be occupied before the opening of the Saint Lawrence. It is stated in the official reports from the colony, that every precaution is taken to prevent these grants from becoming matter of speculation; actual residence being one of the conditions insisted on.

I M M I G R A T I O N.

It is gratifying to state that although the emigration to Canada during the year 1842 exceeded that of the previous year by no less than 16,288 souls, there is reason to believe that few of the industriously disposed remained at the close of the year without employment. The number in the two years were as follows:—

1841	28,086
1842	44,374

Besides those from Great Britain, at least 6,000 are understood to have arrived from the United States, making in all an addition of more than 50,000 to the population. Of these, however, not more than a seventh appear to have settled in Canada East, the remainder in Canada West. Of this vast number of persons there is reason to believe that 2,529 only were assisted to emigrate, while the rest proceeded on their own means. It is not surprising, therefore, to find that the number who arrived in a state of destitution was very large. In the official reports the importance of

the emigrants having some means at their disposal on arrival is strongly dwelt upon; 12,388*l.* was spent in the province in various ways for the benefit of the immigrants during the past year; of which sum 7,700*l.* was derived from the emigrant tax.

It may not be out of place here to remark, that in addition to the numbers above stated as having left the United States last year for British North America, no less than 9,500 emigrants returned to England from the single port of New York.

NEW BRUNSWICK.

LAND.

DURING the year ended 30th September, 1842, 25,241 acres were sold in New Brunswick, at an average price of 2*s.* 8½*d.* per acre.

In our last general report we mentioned our objections to a plan which had been adopted in this province of assigning land on credit, and making loans to the settlers for their temporary maintenance. Owing to the state of the public finances, and the plans not having met with your Lordship's approval, we believe that the trial of the scheme has been confined to a single experiment. This may be said to have proved successful so far as the mere agricultural operations of the settlers are concerned:—but it appears that an expense of nearly 600*l.* has been entailed by it on the public funds; while the most recent accounts, viz., that the settlers have petitioned for a remission of the purchase-money, in which they stand indebted to the Government, seem to justify our anticipations that the price of the land would never be realized.

Another system that has been adopted, not widely differing from the last-mentioned one, and also open to serious objections, is to assign blocks of land to parties of indigent emigrants associating themselves under the gentlemen selected to superintend their location. Independently of the general objections to encouraging emigrants to look to this province as a place where land may be obtained by a mere nominal purchase, there is the danger of reviving the old evils of a system of leaders and associates, and of artificially forcing the location of labourers without capital. Nor can it be easy to reconcile this course with the spirit of the Act, forbidding the public lands to be disposed of otherwise than by sale. Viewing these objections, your Lordship has issued instructions for the discontinuance of the system.

New regulations for the sale of lands were some time since adopted by the Governor in Council. They contained some desirable clauses as regards facilitating sales in districts already opened, and fixing and limiting the expense of surveys. In other clauses relative to giving squatters a right to be paid the value of

their improvements, and to the allowance of credit in buying the public land, and a discount on prompt payment, we cannot equally concur.

IMMIGRATION.

The number of persons who proceeded to this colony from the United Kingdom in 1842 was 8,668 ; up to the 30th June this year the number was 850.

This diminution was wished for. Under the prevalence of distress mentioned in our last general report, we had, in pursuance of your Lordship's directions, apprized the Government agents at the outports of the necessity of warning emigrants from a field which appeared little likely to afford them any employment.

We regret to find, from the most recent accounts, that the prospect for immigrants is not improved. Numbers have remained at the principal ports during the past winter in a state of pauperism, and the Governor contemplates their removal, in those cases in which it may be practicable, to Boston, where a society has been formed for forwarding indigent emigrants to places where they may obtain work.

NOVA SCOTIA.

LAND.

THE number of acres disposed of in 1842 was 5,893, and the gross revenue from sales of land, 1,232*l*.

An Act upon the disposal of lands has been recently passed in this province, leaving it to the Lieutenant-Governor in Council to name any price upon lands not less than 1*s*. 9*d*. per acre, and conferring on those authorities, in other respects, some large discretionary powers. We regret that so very low a price should have been introduced into the Act, and we hope that, at any rate, the Governor and Council will deem it expedient, in practice, not to name a less price than 2*s*., in which the excess beyond 1*s*. 9*d*. might be expected to cover the expenses of survey. With reference to another clause of the Act, by which the Lieutenant-Governor and Council are empowered to fix a price at which Crown lands may be awarded to unauthorized occupants by whom they have been improved, we have suggested that, in conformity with the practice in other colonies where the case has required consideration, the general fixed price of the province should be taken as a minimum, below which such parties should in no case be permitted to purchase the title to their lands. In Nova Scotia the allowance of privileges to military and naval officers in the acquisition of the public lands has not, as in the adjacent provinces, been terminated by the present law. The feasibility of admitting this practice without inconvenience is a question that can perhaps

best be judged of by the authorities on the spot ; but we do not think that it would be for the benefit of any party that the exclusive continuance of this indulgence in Nova Scotia should lead to a greatly increased influx of this description of colonists, under an idea that the province holds out any peculiar advantages for their settlement.

IMMIGRATION.

The emigration from the United Kingdom to this province in 1842 amounted to 2,333, and in the first six months of the present year to 228.

From Colonial Returns it appears that the poverty and inferior description of the immigrants who arrive in Nova Scotia is a subject of complaint. It is stated that a better sort of farm labourers, not destitute of means of their own, would probably find profitable employment.

An Act has been passed by the Provincial Legislature imposing an emigrant tax of 5*s.* a head. We have already often expressed our concurrence in the principle of this tax, and in the present instance, the details appear to us judicious and well-considered. Besides the regular tax of 5*s.*, it is further provided, that vessels cleared out for any port not in Nova Scotia shall be subject in addition to such head-money as would have been payable at that port, thus removing from masters of ships the temptation to put into the province on false pretences, in order to escape a higher tax prevailing elsewhere, and also having the advantage that it would act as a penalty on changes of destination, which may often be a great hardship to the passengers. Another clause appropriates the proceeds of wrecks to the maintenance and forwarding of shipwrecked emigrants, if not otherwise provided for by the master or owners of the ship. It is needless to say, that the end aimed at by this clause is humane and expedient in itself, and we can bear testimony that great hardship is often endured by shipwrecked emigrants, and a heavy burden thrown on the places upon which they are cast. But we fear it must be doubtful how far the provision, even with some reservation which the Act does make in favour of other privileged claims, would be compatible with general principles of law, and we believe that this point has been reserved by your Lordship for further consideration.

PRINCE EDWARD ISLAND.

LAND.

IN the course of the year 1842, 928 acres were sold at prices varying from 30*s.* to 43*s.* currency, per acre, for pasture lots, and 48*l.* 12*s.* for town lots.

By a local enactment, an assessment is levied on all lands during ten years, which will expire in 1848, and for this period no quit-rents are due or will be collected.

Disputes having frequently arisen in this island as to the rights of property in certain tracts called "Fishery Reserves," we prepared, by your Lordship's direction, a series of questions to be submitted to the law officers of the Crown on the subject, and an opinion has been obtained from them, and forwarded to the Lieutenant-governor for his guidance.

IMMIGRATION.

One thousand two hundred and fifty-seven emigrants proceeded to Prince Edward Island in 1842; and in the first six months of 1843, 501.

An Emigrant Tax Act was passed in this colony last year; the rate to be levied is 5s. per head. On certain points in which this enactment varies from those in force in the other North American colonies, the propriety of some alterations on the next occasion of passing the Act has been suggested to the Lieutenant-governor.

NEWFOUNDLAND.

IMMIGRATION.

THE number of emigrants who proceeded to this colony was 490 in 1842, and 268 in the first six months of 1843.

TOTAL EMIGRATION FROM THE UNITED KINGDOM.

ON the general emigration from the United Kingdom we have to report, that in 1842 it reached an extent never before attained, no less than 128,344 persons having emigrated in the course of that year. We annex Returns showing the numbers who proceeded to each of the different colonies. During the first six months of the present year, the emigration has greatly decreased, only 38,226 having left the United Kingdom. A comparative statement is also appended of the emigration during the first six months of 1842 and 1843 respectively, from which it will be seen that the decrease on the half-year is 66,081. It would be difficult to assign any cause which would adequately account for so great a falling off; but it would seem partly ascribable to the depression existing in several of the colonies, and which has doubtless deterred

many from emigrating until better accounts should be received; and in the case of the Australian colonies, to the want of any public funds applicable to emigration, the voyage being too expensive to be defrayed by the class of people to which the emigrants chiefly belong.

The number of emigrants sent out in 1842 under the immediate supervision of this Board was 2,341, of whom, 2,007 were provided with passages out of the General Land Funds of the Colonies; 230 were nominated by purchasers of colonial lands by way of deposit in this country, and 104 were forwarded under directions from the Secretary of State for the Home Department.

In the present year 31 persons have been sent out by funds deposited for the purchase of lands, and 110 under directions from the Home Secretary. A very large emigration on bounty, as has been already mentioned, is just about to be commenced to New South Wales; and nearly 3,000 people are expected to be despatched before the close of the year.

NEW PASSENGERS' ACT.

WITH regard to the new Act, we think we may venture to say, that as far as yet tried, it has worked satisfactorily, and proved more efficient than the one by which it was preceded. It is our duty to notice the efforts which have been made by the emigration agents at the ports of arrival in North America to give effect to its provisions, and we are indebted to Sir Charles Metcalfe for instructions to those officers in Canada much calculated to facilitate their co-operation with us in enforcing the humane objects of this law. Several prosecutions have taken place, particularly at Quebec, for infractions of the Act; and, although in some instances not successful, owing to a variety of causes which we have mentioned in reporting on the individual cases, yet we think that the alertness shown in looking after doubtful cases will have a salutary effect. In one respect, the establishment of the mail steamers has given us an advantage which we did not possess before. If a ship should have left this country under improper circumstances, and the evasion be detected afterwards, still it is not too late, if the interval were short, to warn the officers in the colony through the steamers, and thus enable them to sue the master of the vessel on arrival. This circumstance gives the public officers a much greater command, of which we have not failed to avail ourselves when requisite, over the proceedings of sailing vessels, and will we trust be an additional check to irregularity. We will proceed to mention some of the cases of last year.

In the "Mary Ann" from Bidford, the master attempted to avoid coming under the operation of the Act by calling a large

proportion of the emigrants cabin passengers, and putting up some pretended fittings between decks to give a colour to the proceeding. We forwarded the intelligence of this manifest evasion to the Government emigrant agent at Quebec, and on the arrival of the vessel, the master was immediately sued for an infraction of the clause of the Act relating to the proper construction of the passengers' deck, and sentence to pay a fine of 15*l.* was passed. We are glad to find, therefore, that the law will not admit of evasion by this subterfuge.

In another case, that of the "Coxon," a mitigated penalty was inflicted on the master for taking down the berths immediately on arrival, whereby passengers were deprived of the right which they have to be kept on board for 48 hours after arrival.

In an emigrant ship about to sail from Cork, it was discovered that provisions of an improper quality had been shipped for the use of the passengers by mixing bad bread with good in the same packages. The fraud was fortunately prevented, and good and wholesome provisions substituted. But circular instructions designed to obviate the recurrence of similar attempts were addressed to all the Government agents at the outports, and steps were immediately taken to warn the emigrant agent at Quebec to be watchful in case any similar imposition had been practised in such ships as had already sailed from Cork; and, in consequence of these precautions, proceedings were instituted against the master of one of those vessels, the "John Francis," who was cast in the sum of 20*l.* In the case of the others, no complaint was made by the passengers, and no steps therefore were necessary. The Government agent at Cork has reported to us that the penalty on the "John Francis" attracted attention there, and that he expected the example to be beneficial. He also stated that the principal owners at that port had determined in future to supply the bread themselves (instead, we presume, of trusting to the passage brokers who charter the vessel) of the same quality as that issued to the crew.

The ship "Catherine" with emigrants from Tobermory in the western highlands to Cape Breton and Canada, recently put into Belfast in a leaky condition. At the small and remote place of Tobermory there is no Government emigration agent. But, immediately on this vessel reaching Belfast, the officer there interfered for the protection of the passengers, and succeeded in causing proper supplies to be issued to the emigrants, which up to that time had been fraudulently omitted. On his summoning the master, however, before the magistrates for his previous infraction of the law in that respect, the emigrants themselves defeated the end in view, having being induced to refuse giving the necessary evidence. They have now resumed their voyage in another vessel, the "John and Robert." Every precaution has been taken to protect them from any evasion of the law, and by means of a sum

raised for their relief, a supply of extra provisions has been laid in for their use on the passage.

The case of the brig "Barbadoes" excited so much attention both in Parliament and elsewhere, and the papers connected with it were so fully presented to the House of Commons, that it would be superfluous to enter into the particulars here. We will only say, that we doubt not the publicity it attained will have been very useful, and, by the caution it was calculated to excite as to the employment of high names, perhaps be serviceable on more subjects than that of emigration. The exertions of the Lord Mayor, together with a circular which Lieutenant Lean, R.N., the Government Emigration Agent for London, sent with his concurrence and our sanction to the several gentlemen whose names had been used by the association, led to some contributions by which we had the gratification of being enabled to apportion some small indemnity to such of the emigrants as had remained by the brig; and one family was provided with a passage to North America by another vessel.

Before quitting this part of the subject, we beg leave to report, that the coming into operation of the new Act appeared to us a desirable opportunity of proposing for the use of emigrant vessels proceeding to North America a set of regulations intended to embody the routine proved by experience to be conducive to good order and comfort during such a voyage. We never pretended to any power to enforce the adoption of these rules. But we transmitted them to the Government agents at the outports, for the use of any parties connected with the trade who might voluntarily adopt them, and consider it creditable to their vessels, and conducive to the ready acquiescence of their passengers, to establish on board a system sanctioned by this Commission. From the reports of the several officers on the subject, we are glad to learn that there exists amongst the masters and owners of emigrant vessels a very general disposition to avail themselves of such regulations; and we trust, therefore, that they may be generally used, and feel persuaded that their observance by passengers would be attended with very beneficial results.

WEST INDIES AND MAURITIUS.

IN respect to these colonies, we have not much to remark on the subject of the sale of lands. We mentioned in our last general report that in some of the West Indies, and especially in Trinidad and Guiana, there appeared to be large tracts of fertile ground still in the possession of the Crown, and that complaints also were not unfrequently made of encroachments on public lands by unauthorized occupants; but the question having, at our request,

been proposed to the authorities of many of these colonies, the answer, as was not unnatural, has been that there was nothing which would justify the great expense of undertaking a survey of the Crown lands. It cannot be expected, under present circumstances, that any fresh purchases of importance would be made from the Crown in these possessions.

The principle of sale laid down for the Crown lands in the West Indies is that of auction, and the upset price, if any alienations occurred, is required to be not less than 1*l.* per acre, excepting in the single case of the Bahamas, to which we shall presently have to refer more particularly.

Having made these general remarks, we think that, in the present division of our report, it will be the most convenient course to dispose at once of anything we have to notice upon lands under the head of the separate Governments, and then to treat collectively of the measures taken respecting the immigration of labour into all the great sugar-growing colonies.

BRITISH GUIANA.

We observe that in a recent despatch the Governor incidentally mentions, that he believes not more than two sales of Crown lands have been made to the freed labouring population of this colony. They prefer, he says, purchasing for high prices lands situated in the vicinity of estates, schools, and churches, to buying unappropriated lands of the Crown, which would separate them from civilization. Some striking facts are stated as to the amounts paid for private lands; the Governor says, that although latterly offered at a cheaper rate by proprietors who believed in the advantage of independent settlements in their neighbourhood, the lowest prices, until within the last twelve months, had been at least 50*l.* sterling per acre, and that in many of the rural districts 100*l.* per acre had been not an uncommon price. We have inserted these statements on account of their general interest, and believing that they are clearly not irrelevant to the present branch of our subject.

TRINIDAD.

In this island the Lieutenant-governor has proposed some measures on the principal classes of squatters upon the Crown lands. The squatters are divided into those prior to the 1st of January, 1834, and the subsequent class; a Board is appointed for the investigation and settlement of their claims; and while lenient terms are accorded to the former class, who are to be allowed an opportunity of acquiring a title on making certain reasonable payments for the same, the others are to be much more strictly dealt with, and in their case it is to be the exception, instead of the rule, to permit them to acquire a right to the lands on which they have settled. Subject to some additional restrictions and

precautions, which it is unnecessary for us to repeat here, the plan appeared proper; and having received your Lordship's sanction, we hope that it may be found of service in Trinidad, where the practice of unauthorized occupation of Crown lands has been exceedingly prevalent.

BAHAMAS.

Much information reached England of the extent to which squatting was carried on in these islands, and of the unsatisfactory state of the relations between landlords and tenants. A system that had been rather extensively tried of letting out private lands to labourers, on condition of receiving in return a certain share of the produce, or a certain number of days' labour, had not proved successful, for it constantly engendered disputes between the landlords and their tenants, which ended in the latter becoming squatters on the Crown lands. On a careful review of the various recommendations received at different times from the local authorities themselves, we submitted for your Lordship's consideration the best regulations we felt able to devise under the peculiar circumstances of the case, and we find that they were sanctioned and communicated to the Lieutenant-governor for his guidance. According to these rules, if duly followed, the Lieutenant-governor may from time to time adopt an upset price for the public lands at his discretion, never to be less than 6s. per acre; the fees to officers are to be reduced, and defrayed out of the purchase-money of the land; 20 acres is to be the ordinary size of lots, but the Lieutenant-governor is authorized to dispose of five-acre lots, if expedient, and also to sell by private contract, at not less than the upset price, lands already offered at auction but not sold. We explained in our separate report at the time the special circumstances in the Bahamas on which the expediency of these suggestions rested.

Another subject which has required very anxious consideration has been the management of that peculiar branch of the public property, consisting of the salt ponds, on which so much of the prosperity of these islands and of the welfare of their inhabitants depend. But as we shall, before long, have to enter into this matter very fully in a separate report, we abstain from making any remarks upon it on the present occasion.

TOBAGO.

We observe it reported by the Governor, that although the soil is frequently very inferior, lands are bought up here with avidity, at the rate of 20l. an acre. He states that, notwithstanding the eagerness of the negroes to become possessed of land, he has not heard of a single instance of unauthorized occupation, though he believes some may exist in the most remote and inaccessible part of the island.

HONDURAS.

We found it necessary to point out the objections to some regulations received at the beginning of the present year from the superintendent of Honduras, of which the effect would have been to make a free grant of public lands to all persons indiscriminately who had occupied them without authority, and to offer, at a part of the settlement called Gall's Point, an unlimited and unconditional permission to form fresh occupancies. These regulations have not been allowed.

**IMMIGRATION INTO MAURITIUS AND THE
WEST INDIES.**

TURNING now to the other branch of our subject, we proceed to treat collectively, as above proposed, of the immigration into the great sugar-growing possessions of the Crown; and for this purpose we will begin with the Mauritius, as the number introduced into it has been the largest within the time. Under the two former groups of colonies to which our report has related, viz., those in Australia and in North America, we have had to mention, in the one case, the measures taken for sending out emigrants from this country by the public, and in the other, those adopted for the protection of such emigrants proceeding by their own means. Our duty now calls upon us to report the arrangements made for the transport of other races of people resident in very different parts of the world.

FROM INDIA TO MAURITIUS.

Under the Order in Council of the 15th January, 1842, the emigration has been renewed of Hill Coolies from India to the Mauritius; the measure opening it was finally proclaimed in India on the 23rd December, 1842. The number of people who arrived in the Mauritius under this renewed permission, between the 23rd of January and the 31st of March, 1843, appears to have been 2,516. There has not been time yet to form any opinion on the results of this measure within the Mauritius; but, as regards the welfare of the people on the passage, we have made some remarks which it may be worth while to insert here.

By the Returns, the total number arrived in the period of a little more than two months above mentioned appear to have been as follows:—

From India, Males	2,241
Females	242
Children	33
	2,561
From China, Men	140
	2,656

The deaths, either on the voyage, which from India is estimated at seven to eight weeks, or in hospital afterwards, were 18, or somewhere about $\frac{1}{3}$ per cent. Now, in the passage of Europeans to Australia, with every advantage that experience can dictate, the rate of mortality on the voyage, which seldom exceeds 18 weeks, may be stated at nearly 3 per cent., which is considerably higher in proportion than the foregoing Indian rate. It is true that the European immigration includes a larger share of young children whose lives are more precarious, and that on a voyage much longer than another the difficulties of preserving health must probably be deemed more than proportionably increased. But, on the other hand, the European constitution is more robust and better suited to contend with the sea. On the whole, therefore, we think it cannot but be deemed satisfactory, and as affording some evidence of proper arrangements, that as yet the renewed immigration of Indians into Mauritius has been effected with even less loss of life or risk to health than that of our own countrymen to Australia, a passage which itself has long been distinguished for its healthiness.

We observe that the proportion of women hitherto introduced with the Coolies having been about 10 for every 100 adult males, the Mauritius Government has devised an increase of bounty; which will act as a premium on the introduction of all additional women between that proportion and 25 for every 100 adult males. We have suggested a modification of the scheme which, without exposing the colony to a greater total demand on the whole, would act as an encouragement to the importation of a larger number of females in proportion than the other measure.

What should be done for the purpose of securing a due admixture of women must always, we apprehend, be one of the most difficult questions connected with an emigration of the present kind. The grounds for desiring to secure this object are evident, and need not be repeated; but, on the other hand, it cannot be denied that some of the reasons for removing the women and children of emigrants apply much less cogently to people who avowedly are going away for a very limited number of years, with the full intention of returning to their home; and that there can be no fair analogy between their case and that of European settlers who proceed to a distant colony, for the purpose of finally establishing themselves and their descendants in it, as their adopted country. And we have also been much struck with some evidence proceeding from high authority in India, to the effect that it is consonant with the habits of the people to leave their wives and families at home for long periods of time, while they proceed in quest of employment; and that, if compulsory measures were adopted on the present subject, the consequence would probably be to force the exportation of worthless women from the ports of departure or their neighbourhood, instead of the legitimate and permanent connexions of the labourers who emigrate.

On the whole, the subject appears one on which it must be necessary to rely to a very great extent on the judgment and knowledge of the local authorities. We have thought it enough, therefore, for the present, to advise that in conformity with what we understand to be the opinion of the Bengal Government, the emigration of the wives and children of the men who go should be encouraged as far as possible, without any compulsory regulation on the subject, but that the working of the system should be carefully watched; and that this should be done, not merely as regards the number and description of the women whom it induces to go from India, and as to any other effects that may need attention in that country, but also as to the results in the Mauritius, to which colony we understand that your Lordship has sent instructions accordingly, requesting the Governor to keep this part of the subject in view, and to report any circumstances that may require notice or call for the intervention of the Government.

FROM AFRICA TO THE WEST INDIES.

In pursuance of the arrangements described in the Paper laid before Parliament at the beginning of this Session, the Government has taken measures for conducting a limited emigration from Sierra Leone to the West Indies. We do not suppose that this course could be carried to such an extent as to be in itself of great importance to the colonies, but we apprehend that it is to be viewed as an experiment designed both to establish confidence in Africa, and also to put in operation satisfactory methods of collecting and conveying the emigrants; and that if the result were successful, the practice might be afterwards enlarged to such a degree as might be desirable, without the intervention of the Government.

Before entering into the details of this experiment, we may observe that a very liberal provision has been made in the West Indies for the encouragement of immigration. In Jamaica, an Act was passed, on the 31st of December, 1842, which placed 30,000*l.* at the disposal of the Governor for this purpose. The Act was passed before your Lordship's circular despatch, accompanied by the model Ordinance which we had the honour to suggest for consideration on this subject had arrived; but its provisions answer substantially the same ends. In British Guiana an Ordinance was passed on the 15th of May, 1843, founded on the above-mentioned model; and 100,000 dollars have been remitted from this colony to trustees in England, to meet any charges on account of immigration. In Trinidad 14,000*l.* has been placed at the Governor's disposal for the same object; and both in St. Vincent's and Tobago the legislatures have shown their disposition to provide for the promotion of immigration.

The Returns from Sierra Leone show that during the year ended 31st December, 1842, 1,079 Africans emigrated to the

West Indies. The following are the numbers who proceeded to each colony:—

British Guiana (Demerara)	189
Jamaica	347
Trinidad	380
Jamaica and Trinidad (not distinguished)	163
	1,079

Reverting now to the emigration from Africa, we have the honour to state that the three following transports were engaged in January and February last:—

“Glen Huntley”	{ Lt G. A. Leary, R.N. J. Stirling, Esq., R.N. }	420 tons. Jamaica.
“Arabian”	{ Lt D. G. Davies, R.N. W. Leitch, Esq., R.N. }	391 tons. British Guiana.
“Senator”	{ Lt W. Rowlatt, R.N. Dr. S. Sproule, R.N. }	356 tons. Trinidad.

On board of each it will be observed were placed both a lieutenant of the navy and a surgeon of the same service. They sailed from Sierra Leone in the month of April. On this first voyage they were not successful in procuring full complements of passengers. The “Glen Huntley” had 85, the “Arabian” 32, and the “Senator” 36.

Observing in the report of one of the officers, that although 65 boys had in his presence most cheerfully offered themselves from one part of Sierra Leone, a list of only 39 was afterwards delivered to him, we took the liberty of bringing it under your Lordship’s notice, feeling sure that it is of the highest importance that the Governor at Sierra Leone should be made acquainted with and strictly investigate every instance in which it appeared probable that any improper influence had been used to prevent the negro population from emigrating. We understand that the case has been sent out for inquiry and report.

The officers in charge of the transports seem to be under the impression which we have since seen noticed by the Governor of Sierra Leone himself, that the failure in obtaining full numbers of passengers is to be ascribed in great measure to the novelty of the enterprise, and the suddenness with which it was set on foot; and they think that when the ships are seen to come back, and especially if delegates arrive with them who shall be able to give a favourable report, the next attempt is likely to be more successful.

Besides the transports, two supplementary vessels have been sent to the coast of Africa under the superintendence of Government; the “Superior,” of 347 tons, which sailed from hence in June last, and the “Egyptian,” of 359 tons, which is about to sail.

With regard to the internal fittings of the vessels and disposition of the accommodations, it does much credit to the zeal and intelligence of Lieutenant Lean, the Government agent at this port, who superintended the practical arrangements, that we have received testimony from the officers in all of the transports, that the ships could not have been better fitted for their purpose.

We place in the Appendix some of the leading parts of our instructions* to the naval officers in charge of the transports, together with extracts of such portions of the accounts of the first voyage as seem likely to be of any general interest.† However limited may have been the numbers of emigrants that it was found practicable to obtain, it is with no small satisfaction that we are able to report that this first experiment of a voyage of Africans across the Atlantic under the charge of Government has been made without the occurrence of a single casualty in any one of the three ships which have made the passage; and, considering the necessarily untutored state of the emigrants, we have been gratified by the degree of cleanliness and order which the officers seem to have been able to maintain. It is, perhaps, some evidence that the attention bestowed on emigration during the last few years has not been in vain, and that the means provided by Government for accumulating experience on the subject has been of some use, that in simultaneously recording the effect of the arrangements for a new emigration amongst two races of people situated on portions of the globe far apart from one another, dissimilar in their constitution and habits, and both of them obviously requiring considerable modifications of any practice that might have been found good for Europeans, we have to state, that in one case the people have hitherto crossed the sea without even the occurrence of a single casualty, and that in the other they have done so with a degree of healthiness equal to that of Englishmen on the healthiest voyage known from this country.

FROM ST. HELENA TO THE WEST INDIES.

In the Emigration Papers printed for Parliament in June, 1842, were contained some particulars of the measures taken by private parties, under the sanction and with the general control of the Government for the removal of certain bodies of liberated Africans from this island to the West Indies. Four ships sailed for that purpose in the spring of 1842. The officers were not under our control; but in compliance with the request of Lieutenant Lean, who superintended the fitting out of these ships, one of their surgeons, Mr. Rawlins, wrote a very full account of his experience, from which we have extracted in the Appendix a few passages that we beg leave to recommend to perusal as very

* Appendix, No. 10.

† *Ib.*, No. 11.

interesting.* They offer many curious illustrations of the habits and simple notions of poor Africans recently liberated; at the same time that they forcibly suggest the difficulties to be contended with in conveying large bodies of such people in health and safety.

At the date of the latest Returns we have seen up to this time, there were 483 liberated Africans at St. Helena. The "Salsette," of 422 tons, is about to sail under the sanction of Government for the purpose of endeavouring to procure a party of them as emigrants to Jamaica. We annex the dietary scale and list of medical comforts, which after mature consideration it was thought best to require for this vessel.† Soap, and especially marine soap, is an article of which the usefulness has been much insisted on by the lieutenants and surgeons in the African transports, quite as much as by those who have been accustomed to have any charge in European emigrant ships. But, with regard to the dietary and other points of that nature, we may mention that from the particular observation which we have requested to be exercised by the officers in the African transports, we hope, after a little further trial, to be able to regulate all details of this kind with much more certainty and confidence.

FROM CHINA TO THE WEST INDIES.

Another resource to which the West Indian Committee have directed attention consists of the Chinese emigrants who are understood to frequent the Straits of Malacca in search of employment. It is proposed that none should be taken except from the British settlements in the Straits, and that any agreements formed with them should be witnessed by the proper magisterial authorities there. The details are still under discussion at your Lordship's office, with the gentlemen who have interested themselves in the scheme. If the labourers could have been landed free to engage with whom they pleased, and a public bounty have been at once paid upon them, this probably would have been deemed the simplest and best course of all; but it is expected that the Chinese, who are described as very cautious and fully alive to the protection of their own interests, would probably refuse going to such distant countries without the security of some certain engagement. Under these circumstances, it is contemplated that the importers may enter into contracts which shall be binding as against themselves, but of which the labourers shall be at liberty at short successive periods to declare their relinquishment, the importer being in that case compensated by the public, under a scale varying according to the length of time during which he has had the benefit of the labourer's services. The inconvenience of such an arrangement would appear to be,

* Appendix, No. 12.

† *Ib.*, No. 13.

that the employer must, for his own reimbursement in case the people remain with him, name a lower rate of wages than probably could be paid by his neighbours. But, on the other hand, the labourer will thus have had a certain *minimum*, as it were, assured to him beforehand, and if on becoming acquainted with the colony, he should wish to relinquish it and make an entirely fresh contract, it will still be equally open to his original employer as to any other person, to deal with him on a new basis.

We made some inquiries, as was wished, of gentlemen acquainted with China, and the result would seem to show that there is no reason to doubt the number or the competency of the Chinese labourers who might be met with in the Straits of Malacca. We understand that upwards of 6,000 emigrants arrived in junks at Singapore both this year and last year; the provinces from which they chiefly come are said to be those in which the largest quantity of sugar is produced in China. The sugar cultivation also of Java appears to be carried on by people of this nation; and whether or not the individuals selected might have a previous knowledge of the subject, they are said to be altogether so dexterous and so ready to turn from one employment to another, that there can be no doubt of their acquiring the necessary skill. The Chinese seem to be by far the most industrious and most hardy of oriental labourers; on the other hand, they are said to be very sensible of their own value, keen for their interests, and a people from whom no work can be got, if they think themselves ill-treated,—qualities which we are confident will not be objected to in the West Indies, if accompanied by the merits of which they are the natural adjuncts. The prudence of as far as possible giving them the stimulus of direct and immediate advantage is much dwelt upon, and we are informed that it has been found expedient always to endeavour to employ them at job-work rather than for fixed wages.

Something must depend on the means for making good selections at Singapore, and much, probably, upon the nature of the original agreements entered into with the emigrants. It can also only be determined by experience how far they may become discontented with places so remote from all other people of their own race, or whether difficulties may arise in using them in conjunction with labourers of African origin. But seeing the numerous motives for wishing to satisfy in every proper way the demand for labour in the West Indies, and considering that the more intelligent the class of people introduced, as well as the better able to protect their own interests, the more beneficial it must be to all concerned, it seems very desirable that the present experiment should be tried, and that it should be practically ascertained whether China may be added to the fields from which to attempt to furnish means for the successful cultivation of sugar by free labour.

OTHER COLONIES.

WE propose now to notice such of the colonies as do not fall within any of the groups treated of in the preceding parts of our Report.

CAPE OF GOOD HOPE.

In the Emigration Papers laid before Parliament in 1842 (No. 301) was included a considerable correspondence with the local authorities on the management of the public land at the Cape of Good Hope. In consequence of their decided representations that the soil was not of such a character as would admit of keeping large tracts of land surveyed into lots and ready for sale, this mode of proceeding has not been insisted on, but a modified system has, at our suggestion, been adopted, by which, if a party resident in the colony wishes to buy any particular piece of land, and deposits the amount necessary to guarantee the Government against loss by the expense of survey, such land is to be measured and offered to sale, the charges of survey ultimately falling upon the actual purchaser. The particulars of the course to be followed on this subject are more fully stated in a memorandum which we place in the Appendix.*

Certain grants having been observed, on revising the statistical returns in this country, to have been either given gratuitously in this colony, or in pursuance of sales at a valuation, the circumstances were very minutely inquired into, and the effect having been to show that the free grants were, with trifling exceptions, issued in pursuance of promises made before the introduction of a different system, the confirmation of them has not been withheld, but instructions have at the same time been sent out which will effectually preclude any risk of a deviation from that rule, of only disposing of the public lands by sale, which ought now to be considered as universally established throughout the British colonies.

CEYLON.

From this colony a large amount of information has been sent home on the progress of making roads, and the practicability of more efficient surveys with a view to improving the manner of disposing of the public lands; but the papers being still under consideration, it would be premature to enter on the subject here.

THE FALKLAND ISLANDS.

Copious and useful information has been received from the Governor of these islands during the past year. It was printed in a Parliamentary Paper at the commencement of this Session,

* Appendix, No. 14.

and the principal parts of it have been collected and published by us in a pamphlet for general circulation.*

The mode of sale is to be the same as in the Australian colonies under the Imperial Land Act. The upset price of country lands is, for the present, 8*s.* per acre; town lots of half an acre each, and suburban lots of 50 acres each, will be put up at 50*l.* Deposits of purchase-money may be made in this country in the mode prescribed for the Australian colonies, but the depositors will be entitled to nominate for a free passage six instead of four adult labourers for every 100*l.* deposited.

In October last six half-acre allotments had been disposed of at 50*l.* each, and one country allotment of 389 acres at 12*s.* per acre.

It has been decided that the seat of government shall be at once removed from Port Louis to Port William, in consequence of the superior advantages for shipping afforded by the latter.

ST. HELENA, HELIGOLAND, HONG KONG.

In St. Helena measures have been sanctioned for relinquishing, on equitable terms, the rents on certain classes of Crown property, so as to avoid the necessity of periodically collecting many small payments, and at the same time improve the situation of the holders of the lands.

We were led to inquire whether a similar measure might not be applied to various small lots of Crown property in the island of Heligoland, divided amongst numerous holders, but we found that in this place, on the same principle as in Gibraltar, there was reason to abstain from conveying any permanent interest in ground which might at any time be required by the public for purposes of defence.

At Hong Kong, which is to be a free port, and will not admit of the revenue from Customs which is so convenient a resource in most colonies, Sir Henry Pottinger has been instructed to abstain from alienating lands in perpetuity, or for any longer term than may be necessary to enable tenants to erect substantial buildings and make improvements. Rents seem, in such a situation as this, to afford one of the best resources for a revenue; and where the interest of money is so high, parties may find it preferable for themselves to make a moderate annual payment, than to have to produce at once the value of the fee-simple of the land. On this subject, we would refer for further remarks to the extract we placed in the Appendix of a former Report upon the means of raising a revenue at a place destined for an eastern emporium.†

In the meanwhile, Sir Henry Pottinger has also received directions to settle equitably all well-founded claims that may already

* Messrs. C. Knight and Co., Ludgate Hill.

† Appendix, No. 15.

exist to land in this island, and we perceive that he has accordingly issued a notice, which we place in the Appendix, calling in all such claims.*

Active measures have been taken to promote a survey of land, which is already in progress, simultaneously, in two separate parts of the island.

DIFFUSION OF INFORMATION.

Having now gone through the different colonies on which we have anything to remark, it remains for us, in the concluding division, to mention what general information has been rendered accessible to the public respecting emigration. On this subject it may be convenient to begin by enumerating the papers which have been laid before Parliament, because these are not only available to those whose position requires them to attend to public affairs, but may likewise be obtained by any individuals who wish to make themselves acquainted with the subject to which they relate. We subjoin a brief list of the papers during the present and the previous Sessions.

1842. Passengers' Act	<i>By Command.</i>	
Emigration Statistical Returns	March	231.
Volume on Emigration	June	301.
New Zealand	August	569.
Commissioners' General Report	August. <i>By Command.</i>	
1843. Emigration Statistical Returns	13th March.	90.
Emigration from Africa to the West Indies	<i>By Command.</i>	
Port Essington	27th March.	141.
Falkland Islands	3rd April	160.
Ship "Barbadoes"	19th May	269.
Emigration (Annual Reports in North America and New South Wales)	17th March.	109.
Lands and Emigration (North America)	29th May. 291, part 1.	
(Australia)	9th June 323, part 2.	
Commissioners' (present) General Report		

From this office we have continued to distribute a pamphlet compiled for the use of emigrants to North America. We also collected, in the shape of a pamphlet, as has been above mentioned, the principal intelligence received respecting the new settlement at the Falkland Islands, and we have issued, by way of experiment, two numbers of a new publication called "The Colonization Circular," each consisting of a single sheet, and easily transmissible by post, as well as purchasable, for the sum

of 4*d.*, at any of the agents of the Messrs. Charles Knight & Co., in the chief ports of the Kingdom for emigration. We have thought it desirable to place all the foregoing publications on sale, because this renders them more readily procurable of all booksellers in any part of the country, and also admits of their being taken in large quantities by persons who may wish to act extensively on the subjects to which they relate. The "Colonization Circular" has been sent to the Chairman and Clerk of all the Poor-law Unions in those districts where we have found that an interest in emigration is most prevalent. In the first number was embodied all the most accurate information we had been able to collect on prices and wages in North America and Australia; in the second was contained some later intelligence respecting the demand for labour, and also some particulars on the different capabilities of different parts of New South Wales. We have not supposed that a publication of this kind could be rendered available for giving the most recent intelligence, or as a substitute for a newspaper; but that its use must consist in supplying those particulars which are of standing interest, and which the public might be most desirous to have in an authentic shape. And when it is considered of what details such information must consist, we think it will be apparent that they cannot be very interesting to the ordinary or indifferent reader; but if we succeed in getting together and producing those facts which a party going to the colonies, or helping others to go there, would be most anxious to possess, we trust that our function may be considered as discharged, and that it will not be deemed a just ground of complaint against us, if persons altogether unconcerned in the subject do not receive or read these publications.

In conformity with directions we received from your Lordship, it is our practice on receiving the periodical reports from the emigrant agents in North America, to give our officers in this country notice of any information connected with the vessels which have sailed from their stations, and they are desired to affix such information in some conspicuous place in their offices, and, if possible, to obtain its insertion in some of the local newspapers.

We have the honour to be,

Your Lordship's obedient, humble servants,

T. FREDERICK ELLIOT.

EDWARD E. VILLIERS.

JOHN SHAW LEFEVRE.

The Right Honourable the Lord Stanley,
&c. &c. &c.

APPENDIX.

APPENDIX, No. 1.

RETURN of EMIGRANTS from the UNITED KINGDOM during the
Year 1842.

	England.	Scotland.	Ireland.	TOTAL.
TO AMERICA :				
United States	53,439	4,214	6,199	63,852
Texas	38	..	..	38
Central America	195	..	..	195
Buenos Ayres	130	..	..	130
NORTH AMERICAN COLONIES :				
Canada	11,257	5,955	24,163	41,375
New Brunswick	522	98	8,048	8,668
Nova Scotia and Cape Breton	467	1,625	241	2,333
Newfoundland	135	30	325	490
Prince Edward Island	624	..	633	1,257
WEST INDIES :				
Jamaica	203	41	..	244
British Guiana	64	58	..	122
Trinidad	27	34	..	61
Other West India Islands	288	91	7	386
FALKLAND ISLANDS	2	..	..	2
WESTERN AFRICA	44	..	..	44
CAPE OF GOOD HOPE	583	4	..	587
MAURITIUS	26	..	..	26
AUSTRALIAN COLONIES :				
Sydney	1,062	78	310	1,450
Port Phillip	760	104	..	864
Van Diemen's Land	1,790	31	627	2,448
South Australia	119	26	..	145
Western Australia	563	..	..	563
New Zealand	2,345	719	..	3,064
TOTAL Number of Emigrants.	74,683	13,108	40,553	128,344

APPENDIX, No. 2.

RETURN of EMIGRATION from the UNITED KINGDOM during Six Months, ended 30th June, 1943.

	England.	Scotland.	Ireland.	TOTAL.
To AMERICA :				
United States	15,494	822	1,574	17,890
Central and South America	228	21	..	249
NORTH AMERICAN COLONIES :				
Canada	4,917	3,925	8,239	17,081
New Brunswick	191	43	616	850
Nova Scotia and Cape Breton	135	33	60	228
Newfoundland	23	21	224	268
Prince Edward Island	109	..	392	501
WEST INDIES :				
Jamaica	50	48	..	98
British Guiana	36	30	..	66
Trinidad	11	15	2	28
Other West India Islands	112	29	..	141
WESTERN AFRICA	61	..	..	61
CAPE OF GOOD HOPE	160	10	..	170
EAST INDIES and MAURITIUS	76	25	..	101
SYRA	6	..	..	6
AUSTRALIAN COLONIES :				
Sydney	161	26	..	187
Port Phillip . . . . .	..	27	..	27
Van Diemen's Land	23	..	..	23
South Australia	21	1	..	22
New Zealand.	229	..	..	229
TOTALS	22,043	5,076	11,107	38,226

APPENDIX, No. 3.

COMPARISON of the EMIGRATION from the UNITED KINGDOM in the first Six Months of the Years 1842 and 1843 respectively.

Half Year.	United States.	Canada.	Other North American Colonies.	Other parts of America.	West Indies.	Cape of Good Hope, Mauritius, Africa, &c.	Australia and New Zealand.	TOTAL.
1842	50,430	38,297	10,813	107	354	209	4,097	104,307
1843	17,890	17,081	1,847	249	333	338	488	38,226
Increase	..	..	..	142	..	129	..	..
Decrease	32,540	21,216	8,966	..	21	..	3,609	66,081

APPENDIX, No. 4.

RETURN of EMIGRANTS sent out by the COLONIAL LAND and EMIGRATION COMMISSIONERS during the year 1842, in Ships under their own management, to the under-mentioned Australian Colonies.

Name of Ship.	Date of Sailing.	Number of Emigrants.								TOTAL.
		Adults.				Children.				
		Married.		Single.		Bet ⁿ . 1 & 14.		Under 1.		
		M.	F.	M.	F.	M.	F.	M.	F.	
To VAN DIEMEN'S LAND:										
Orleana	25 Feb.	57	57	31	21	41	43	6	8	264
Apolline	20 May	49	49	23	20	47	37	3	4	232
Sir Charles Napier	10 Aug.	41	41	37	29	37	33	6	2	226
King William	13 Oct.	32	32	32	71	21	31	2	3	170
TOTALS . . . . .	..	179	179	123	87	146	144	17	17	892
To WESTERN AUSTRALIA:										
Simon Taylor	30 Apr.	49	49	34	10	34	34	4	5	219
Success	27 Nov.	30	30	13	7	25	23	5	2	135
TOTALS . . . . .	..	79	79	47	17	59	57	9	7	354
To NEW ZEALAND:										
Duchess of Argyle	9 June	60	60	30	28	61	55	5	6	305
Jane Gifford	18 June	58	58	24	23	39	40	7	6	255
Westminster	7 Nov.	35	35	58	21	39	28	..	3	219
TOTALS . . . . .	..	153	153	112	72	139	123	12	15	779
GRAND TOTAL . . . . .	..	411	411	282	176	344	324	38	39	2,025

APPENDIX, No. 5.

ADVERTISEMENT for TENDERS to carry out EMIGRANTS on Bounty to *New South Wales*.

1. THE Commissioners of Colonial Lands and Emigration hereby give notice, that Her Majesty's Government have decided to sanction the renewal of Emigration on Bounty to New South Wales to the extent of 5,000 persons or more, the limit being 4,000 statute adults, or adults calculated according to the Passengers' Act.

2. The Bounty, however, no longer to consist of the fixed sums for various classes stated in previous regulations, but to be a rate per statute adult, to be ascertained as hereinafter explained.

3. The fittings and victualling of the ships are to be as good and complete as required by the Commissioners for their own vessels, and to be subject to the full control of their officer.

4. The Commissioners reserve to themselves the power of either

appointing surgeons, or of calling upon the Contractors to nominate them, subject to every security which may be required for their competency. The payment of the surgeons will be made, as usual, by the colony. The cabin passage and mess to be at the charge of the Contractors.

5. The certificates of Emigrants' description and character will no longer be required to be sent to the office of the Commissioners; but the providing of sufficient proof of their fitness will be left entirely to the parties who despatch them; and the judgment upon them will remain, as heretofore, with the colonial authorities.

6. In other respects the former regulations on Bounty, dated at Sydney, March 3, 1840, and October 11, 1841, so far as regards the selection of Emigrants and the former supervision exercised in this country, to remain in force.

7. The Bounty is to be paid in the colony, and the Colonial Government will have instructions to provide the necessary funds for the purpose.

8. Parties conversant with this kind of business, and desirous of engaging in it on these terms, are invited to send in tenders of the rate per statute adult for which they will undertake it.

9. The Contractors will be at liberty to take a payment, not exceeding 1*l.* per statute adult, from the Emigrants themselves. With this exception, the Bounty is to cover the whole cost of passage, and no further payment whatever is to be taken from the passengers. The Contractors are to supply for all their emigrants new bedding, small boxes for linen, and knives and forks, &c., in addition to a proper supply of mess utensils.

10. The tenders to be for one or more sets of 500 adults each, subject to an ultimate addition or diminution not exceeding 10 per cent., with the consent of the Commissioners, in order to suit the numbers to the size of the vessels employed.

11. One-third, as nearly as may be, of the whole number will be required to go to Port Phillip; the rest to Sydney.

12. No Emigrants to be despatched from the 1st of January to the 15th of February, inclusive.

13. The parties will be required to bind themselves under penalty, and to be prepared to give security if demanded, that not less than one-third nor more than one-half the number of people for whom they contract shall be despatched by the 31st of December, 1843; and that all the remainder be despatched by the 1st of June, 1844.

14. Tenders to be addressed to the Secretary, and marked on the outside, "Tender for Bounty Emigration." They will be opened at this office, at one o'clock P.M., on Wednesday the 26th inst.; and parties tendering must attend personally, or by agents authorized to act on their behalf. The Commissioners do not pledge themselves to take the lowest tender. No further form of tender is necessary than that the party offers to obtain and carry out to New South Wales sets of Emigrants equal to 500 statute adults, at per statute adult, on the terms stated in the Commissioners' notice, dated July 15, 1843.

By order of the Board,

9, Park-street, Westminster,
15th July, 1843.

S. WALCOTT, Secretary.

APPENDIX, No. 6.

NOTES ON PORT ESSINGTON.

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PORT ESSINGTON approaches to the 11th degree of south latitude, and is consequently not above four degrees further from the equator than Java; it is nearly in the same degree of south latitude that the most southerly possessions on the coast of Tenasserim are of north latitude. I know Java and Mergin, but it differs greatly from these in soil, climate, animal and vegetable productions; in everything but salubrity of climate, in which it excels them, it is greatly inferior to both, and not to these alone, but to every other tropical country that I know anything of, by reputation or personal experience. Although our experience of Port Essington is not long, I am satisfied that the information contained in the Parliamentary Papers is quite enough to warrant any person of ordinary knowledge and experience of such matters to come to this conclusion.

As to climate, there is, of course, no summer and no winter, but, with trifling variation, a day and a night of 12 hours throughout the year. Judging by the register of the thermometer kept at Essington, the heat is greater throughout the year than in Java, or even Singapore, although but 80 miles from the equator. Between the greatest heat in the hottest month, January, and the lowest temperature in the coldest month, July, there is a difference of scarcely seven degrees. Port Essington is within the range of the north-west and south-east monsoon, that is, of the monsoon which prevails to the south of the equator, and within which is Java, and the whole chain of islands extending east of it for 1,500 miles, to New Guinea; but I suspect that it is towards its extreme limit south, and the seasons are consequently less certain than in the countries which come within its full force. I come to this conclusion from the uncertainty which seems to have been experienced, both with regard to the rainy and dry seasons. Drought will, I suspect, be found the prevailing character of this, as it has been found to be of every other part of the continent of Australia.

A well-chosen locality for planting a colony should possess a good climate, both for salubrity and the vegetation of useful plants, a fertile soil, water communication with the interior, a good harbour, and favourable position for external commerce. Of these requisites Port Essington possesses two only, a healthy climate for a tropical one, and an excellent harbour; in all the others it seems to me eminently deficient, and I shall give my reasons for thinking so.

When the thermometer, in the coldest month, never falls below 63 degrees in the shade, and is as high as 89 degrees, while it must be at least 20 degrees more in the sun, it is clear that Europeans cannot perform field, or indeed any other active bodily labour, efficiently; the salubrity of the climate will enable them to live, and even to multiply, although at the slowest rate, but they will be feeble and languishing exotics transferred to an uncongenial climate; they will be pale, with a tinge of yellow, labour under ophthalmia, and, as if they dwelt in the land of Egypt or Arabia Petrea, losing the energy of the Anglo-Saxon breed, be in time very indolent.

As to soil, the utmost that the most judicious have asserted of it is, that here and there there are a few "fertile patches." This will never do; but even if the whole soil were rich, it would not suffice, for fertility for agricultural purposes includes climate as well as soil. There is evidently a want of moisture, or the water is not disturbed in such a manner through the year as to conduce to fertility, or to afford even a reasonable chance of it. During the rains the land is drenched, and this drenching is followed by a long and severe drought. There are no rivers to flood the country periodically, and no streams to be used for purposes of irrigation; the superfluous water of the rainy season might, indeed, be hoarded in tanks or reservoirs, as in several parts of continental India; but such labours belong not to the infancy of colonies, but to the maturity of society, and it is not necessary further to allude to them.

Even in the rains of the monsoon there is uncertainty. "We are," says the founder of the settlement and the most partial witness, "in the middle of what is called the rainy season, but, with the exception of two passing thunder squalls, not a drop has fallen. The heat is consequently excessive; the thermometer in our tents on shore seldom during the day falling below 95 degrees—generally, indeed, it is about 100 degrees." Now, this is exactly the same thing as if in Bengal, the rains, which ought to fall in the middle of June, did not fall until the middle of August. The result there would be the destruction of the indigo, and probably of the sugar crop, and without the least doubt, of the rice crop: a famine would follow, sweeping off two or three millions of the inhabitants. Such a calamity happens in Bengal, in spite of the Ganges, once in a century; but if Northern Australia were to depend on agriculture, I strongly suspect it would be far more frequent.

The drought of the climate, notwithstanding its being within 11 degrees of the equator, and within the limits of the monsoon, is proclaimed by the stunted character of its native vegetable productions. Thus the timber trees are described as follows by the commandant: "They are either hollow and unsound, or warp and split so in seasoning, that no plank can be procured from any we have attempted."

Moreover, he says, it "almost defies our tools and saws." The want of timber in a new colony is a deplorable one; and, out of Australia, it would be difficult to name a decent unoccupied spot where such a defect would present itself. The ordinary course is, that the superabundance of timber is the nuisance. Here it is the absence of it that is so.

Then, with respect to the capabilities of the country for supporting the useful domesticated animals, the ox and hog alone, it is as yet ascertained, will live in Victoria Peninsula, but that they will thrive is not proved. It is necessary to lay in a store of hay for them—a thing quite new; for in such latitudes all is, usually, perpetual verdure from January to December. To the north we must go to the 26th and 27th degrees before we meet a parallel to it, and then we have the irrigation of rivers, canals, tanks and wells for the production of artificial food for man and beast.

The buffalo and the goat are natives of nearly all the islands of the neighbouring countries. The sheep is a stranger, which, however, has been naturalized, although not to any great extent, in a few of them. All these have been tried and failed at Essington. In the dry season they eat poisonous shrubs, which prove quickly fatal to the smaller animals, and end in a lingering death with the larger. (See Captain M'Arthur's Report, page 30.) The buffalo will thrive only in low, damp lands; it loves swamps and marshes, and lives on coarse rank grasses that an ox will not look at; it is a slow, sluggish, half amphibious animal, but will perform, in such situations, the slow work which the culture of lands so situated requires; but it will neither labour well nor thrive well in any dry country. It degenerates all the way from the equator, and is a very poor creature about the 25th and 26th degrees of north latitude. Even the buffaloes that I have seen in the Pontine Marshes (a locality apparently well suited to them) are not one-half the size of those which I have seen in Java, but especially at Malacca. It was a mistake to import them into Australia at all.

The distinguishing agricultural feature of Southern Australia is its pastoral husbandry, the rearing of the sheep, chiefly for its wool; were it not for the adaptation of this animal to the soil and climate, the husbandry of Southern Australia would be of the poorest. But the pastures of Northern Australia poison the sheep, and even if they did not, and the sheep lived, they would yield but a coarse pelt instead of a fleece; even the breed naturalized in the neighbouring island of Timor will not thrive. Out of sixteen, seven died in three days' time from the same cause as the goats and buffaloes, namely, poisonous pasture.

Captain M'Arthur in his Report (page 18) states that "a few persons, who have professed to be experienced, have examined the land, and have pronounced their opinion decidedly that sugar, coffee, cotton, indigo and tea, might all be cultivated," in Victoria Peninsula. Now I have no hesitation in saying, that the parties who gave this opinion either had no sufficient experience, or greatly erred in judgment. On the contrary, I cannot well conceive a tropical locality more unfavourable to every one of the plants in question. Tea, for example, requires a great and constant supply of water for a period of five months, and this does not exist. The sugar-cane requires a fertile soil, and considerable moisture for the time it continues in the soil, which is from

two to ten years; and neither of these is to be looked for. The coffee-plant requires a fertile soil, a mountain aspect, moisture and shade, and the arid climate and parched soil of Northern Australia held out little prospect of affording them. The indigo plant flourishes in rich soils and damp climates, as those of Bengal and Caraccas. It was once cultivated largely in Upper Hindostan, but on account of the drought of the climate the produce was of very inferior quality, and at present the culture is in course of gradual abandonment. What chance, then, has Indigo in Essington? The cotton-plant will thrive in drier soils than the rest, but by no means without irrigation, and the certainty of having it in one form or another throughout its growth. For all those plants, surely many of the tropical localities pointed out by Captain Stirling are incomparably superior to Essington or any place in its neighbourhood.

But the cultivation of every one of the articles thus named requires moderately-priced labour, which a new colony, even when most happily circumstanced, never can supply, and which is hopeless at Essington. There must, for their successful culture, exist either a considerable density of free population, or slavery to supply its place. The countries of Asia, which produce rice, sugar and indigo for exportation, are all of them countries of considerable population, and at the same time of much natural fertility; they are the Lower Valley of the Ganges, the Lower Valleys of the Great Rivers of Siam and Cochin China, and the rich volcanic and well-watered valleys of the islands of Java, Bali, Lomboa and Luconia. The same remark, although not to the same extent, holds good of coffee and of black pepper, another staple product. They require a congenial soil and climate, and a considerable population, as in the cases of Java, Luconia, Celebes and Sumatra, Ceylon and Malabar, in which these requisites are found. There are now 40,000 inhabitants in Singapore, equal,—as the great majority are adult males in the vigour of manhood,—to at least 100,000. The soil, although not fertile, is not bad, and the supply of water for irrigation is not deficient; but still no one attempts to grow rice, for the obvious reason that it can be more cheaply imported than produced; it is largely imported from all the countries I have named, and again largely exported. Sugar and coffee have been tried; but, as might be expected, have failed. Indigo and cotton have not even been tried. Pepper is but partially cultivated; and gambir, which requires a hot humid climate, courts the neighbourhood of the equator, and does not require a rich soil, but rather the reverse, is the only large product of rural industry. Even this partakes as much of manufacturing as of agricultural industry.

The opinion expressed by the Colonial Land Commissioners respecting the agricultural capabilities of the new settlement appears to me most judicious, and if there be any error in their judgment, it is simply that of too great caution. My own decided opinion (but I feel, in giving it, that I am not, like them, officially responsible) is, that quite enough is known of Port Essington in this respect, and that it would be a useless waste to carry the experiment one step further.

But I have now to consider the capabilities of Port Essington as an emporium and a harbour of refuge. For these purposes the climate is unexceptionable, and the harbour of the first order; but here I think

is the sum of its advantages, unless I add its neighbourhood to the grounds of the Trepang fishery. Such a place ought to be on the direct high road of commerce. The high road in this case is that which lies in the track of shipping between Southern Australia and the Indian Islands, Continental India, the countries between India and China, and China itself. Sir Gordon Bremer states, that nearly 15,000 tons of shipping, exclusive of ships of war, proceeded yearly through Torres' Straits five years ago. This number constitutes already a property, the security of which demands the care of the state, and it may be expected to increase with the population and increasing wealth of Southern Australia. Now, Port Essington is not situated on the great highway in question, but, as far as I can judge by the map, about 500 miles out of the way. Not one sail out of the 15,000 tons will resort to it, unless for a special purpose. In three years' time the crew of one shipwrecked vessel only had found an asylum at it. Singapore is the model and example of an emporium and a port of refuge. It is the high road of all countries lying west and east of it, of some at all times, and of others very frequently. It is accessible at all monsoons. Ships in their direct voyage actually pass through its harbour; and in wood, water, refreshments and commercial information, they are well paid for a few hours' detention, particularly as Custom-house and police officers put them to no trouble. It lies, moreover, at a very convenient distance from China, a country of great, and from Java, Cochin China, Siam, and the Philippines, countries of many considerable resources. Malacca, although but 100 miles further within the Straits, never acquired any real importance as an emporium; and if 100 miles was an obstacle in a calm sea, what will not five times this distance do in a rough one, and this for half the year against a monsoon, which does not exist at all within the Straits of Malacca?

Then you have no immediate neighbourhood. The nearest parts of the Archipelago to you are the poorest or most barbarous parts of it, as Timor, Timor Lant, the Ri and Arru Islands, and New Guinea. You do not reach anything like a decent population until you have arrived at Bali, Lomboea, Celebes and Java, from 500 to 700 miles off. You have indeed much nearer to you what would be invaluable to an emporium, the native country of the clove and nutmegs, were they not commerce-locked by the Dutch monopoly.

However, there is room enough for a good emporium, although not for another Singapore, if you can find a suitable situation, which, I have no hesitation in saying, that Port Essington is not. Can you not find a good harbour in Torres' Straits, somewhere about Cape York, on the the main, or on an island, which last I think would be best? Mere fertility of soil is comparatively of small moment, and from what we know of Australia, and particularly of its north coast, it is, at all events, scarcely to be hoped for. Trade, not agriculture, is the main object; and trade will bring the necessaries, comforts, and luxuries of life more cheaply than they can be raised by European colonists in almost any tropical country. The soil of Singapore is not fertile; neither is that of Malacca, which before the arrival of Europeans was the great emporium of insular commerce. The soil of Penang is bad; so is that of Bombay; and I take it that at Tyre and Sidon there was hardly any soil at all—but instead thereof, rocks and sands.

The 40,000 inhabitants of Singapore are, with the exception of fish and a few fruits and vegetables, fed wholly from abroad, and some of the staple articles of food are brought from a distance of 1,500 miles. With all this, in a period of 24 years, it has never had a scarcity, and, moreover, very little fluctuation in price. It is, in fact, a great exporter of corn, pulse, oil, salt, and other articles of food.

By the last census of Singapore that I have seen, the population was about 40,000. When I left it in 1825, it was short of 12,000; and during my three or four years' administration of it, it had increased from 7,000. It had only been settled four years before I took the charge. Of the 40,000, 20,000 are Chinese, and of these certainly not 3,000 are engaged in agricultural pursuits. The most important of these agricultural pursuits is the raising of fruits and vegetables, which by the skilful use of liquid manure, that in the morning mixes its odour rather inconveniently with that of Arabian jasmine and the blossoms of the *Areca* palm, they grow with great success, heedless of toil. The rest are generally merchants, shopkeepers, accountants, and porters.

If you can find anything for them to do, you will have as many Chinese from Hong Kong, Singapore, or Batavia, as you can desire. And you will, on the same condition, procure settlers of the race of the Bugis, or principal nation of the Celebes, by far the most enterprising and most useful and honest, not to say the most manly, of all the islanders. What are they to do? I suppose collect cargoes of native produce for ships coming empty from Southern Australia, furnish food and necessaries for the settlers, and dispose of European and Chinese produce to be distributed over the Archipelago.

The settlement might obtain wheat from Van Diemen's Land and Sydney, and rice and pulse from Bali and Lomboa; in due time also from Siam, which could, besides, furnish oil, salt, and many articles of general commerce. The neighbouring islands of the Archipelago will afford tortoise-shell, bees'-wax, perhaps some mother-of-pearl oysters, and some cloves and nutmegs. As to the list of commodities belonging to the whole group of the Archipelago, it is far too long for enumeration. An ordinary Singapore price-current contains about 40.

And now a few words for revenue. The Commissioners, I venture to say, have taken a very judicious view of this question. At the first starting of the colony, there will be no revenue; but, if it be worth while to establish an emporium and a harbour of refuge, the Government ought not to grudge for a few years a cost which will not exceed the maintenance of a single frigate. If the site be judiciously selected, an Asiatic population is, I think, sure to pour in, and then revenue quickly follows.

As Singapore has been looked to as the model of a commercial settlement in these regions, I will conclude by giving you a few facts respecting the fiscal history of that place, which will show what may be expected. In 1822, four years after the establishment of the settlement, the revenue, with a population of 10,000, was for every branch of it 25,796 dollars. I remodelled the revenue, which was at the time in the hands of a single farmer, and substituted an active competition in place of monopoly. Next year the revenue was 60,672 dollars.

In 1841—42, two and twenty years after the planting of the colony, the revenues had risen to 215,958 dollars, with a population of about

40,000. But it is to be observed that one branch of it, a tax on gaming (which I consider equivalent to our tax on cards and dice) that existed in the first period, was discontinued in the last, and that this had amounted to no less than 36,504 dollars out of the 75,462 dollars, that is, amounted to nearly one-half of the whole. Deducting the sum in question from the resources of 1825, it will appear that the whole revenue had increased in 15 years by nearly 470 per cent., while the population was less than quadrupled. But this is not all. In the early year of the settlement there existed no municipal revenue at all, the state paying for everything. In 1841-42, the municipal revenue was 23,000 dollars, which therefore makes the whole revenues 218,258 dollars—above five times greater than it was in 1825. At the exchange of the time, this sum total gives, in British money, 50,000*l.*, which is a rate of taxation per head little less than that of the inhabitants of the United Kingdom; but the people of Singapore neither feel it nor complain, because they are prosperous.

The expenditure exceeded even the large revenue now stated, for in the year quoted it amounted to 544,881 rupees, leaving a deficit of 77,252 rupees. It includes, however, some charges with which Singapore has nothing to do, and others which are excessive or unnecessary.

I must show, however, the value of the commerce which the above expenditure protects. In 1841—42 the total imports were, at a very moderate valuation, 13,908,706 dollars, and the total exports 11,421,701 dollars. Those sums, at the exchange of the day, were equivalent respectively to 3,245,364*l.*, and to 2,775,063*l.* I strongly suspect that Tyre, Sidon, and Carthage, would not have exhibited anything like this.

I have only to add a few words on the value of land. It appears to me, from accurate information which I have received, to have more than doubled in the best parts of the town during the last 17 years, and to be worth about 12 years' purchase, a great price where money bears an interest of 10 per cent. I perceive, by the Singapore newspaper, that during last year there were several sales of Government land in the outskirts of the town on building leases of 99 years, and the payment of a considerable quit-rent. The prices obtained are very high, upwards of 200*l.* per acre, and the property, you will observe, is very far from being the "fee-simple" of the land. Now I myself attempted to sell these very lands four years after the foundation of the settlement, and had no offer, although they were measured, parcelled out and exposed to auction-sale in my own presence. You perceive that I have no confidence in any instantaneous or forced development of a colony—in a magic that should, in the twinkling of an eye, convert a baby into a full-grown man. Those who expect to reap must improve the land first, pay the cost of seed and of labour, and patiently wait until the crop is ripe. This has been done, in a good measure, at Singapore, and the harvest, as I have described it, is now gathering. The only magic to which it has owed its prosperity—but it is a very potent one—has consisted in freedom of commerce, security of life and property, convenience of locality, and the absence of heavy or injudicious taxation.

(Signed) J. CRAWFURD.

Black Brook, Monmouth, 3rd May, 1843.

APPENDIX, No. 7.

EXTRACTS from a REPORT from the GOVERNOR of South
Australia, dated 31st December, 1842.

Survey Department.—The number of acres sold during the year was 17,830 * * * There are at the present moment 312,925

acres of land, which are open for selection and immediate occupation

* * * I am happy to be able to inform your Lordship, that some of the most valuable portions of the province, even in the immediate vicinity of the town, still remain unsold. * * *

Several fine tracts of land have been discovered, and the extent of available and unoccupied land which is now known, removes all present apprehension of any want of runs being experienced for the purpose of depasturing the numerous and rapidly increasing flocks and herds of this province.

Agricultural Returns.—The number of acres under crop has increased in the last 18 months, from about 3,000 to 19,000, and the value of the crop for the present year (1842) may be estimated at 98,000*l.*; consequently, agricultural produce to the amount of 55,000*l.* could be exported during the year 1843, and all the wants of the colonists still be supplied. It is, however, most probable that a much larger quantity of land will be brought under cultivation before the ensuing harvest, and that a great portion of the surplus agricultural produce will be re-invested in the colony. The result of this will be increased production and augmented wealth in future years. This re-investment, if it take place, may, therefore, be more profitable to the province than exportation to the same amount would be.

In making an estimate of the agricultural and pastoral wealth of the colony, it would be necessary to include the increase of the flocks and herds, which have not only afforded an abundant supply of cheap animal food, but will also supply an increased export for the ensuing year. The value of the garden and dairy produce should also be considered, as that portion of these which is intended for home consumption will furnish a large proportion of the supplies of every establishment. I have, however, only attempted to give your Lordship an approximate value of the crops of the different kinds of grain which have just been gathered.

The colony has this year been blessed with a most abundant harvest, and must undoubtedly be admitted to be a country of very great fertility; whilst the open nature of its extensive plains, the whole of which are composed of agricultural soil, enables the farmer to break up and clear the land at a very small expense. The fact of these plains bordering the sea-shore enables him also to convey it to the place of shipment at a very small cost. This is, therefore, naturally a grain country, and from the causes above detailed, grain can be exported from it at a lower price than from the adjacent colonies.

Exports.—The probable value of the exports of colonial produce for the year 1843 may be calculated as follows:—

Agricultural produce	£55,000	} Total 93,500
Wool	30,000	
Oil and whalebone	3,500	
Dairy produce and Sundries, including lead ore, slates, timber, &c.	5,000	

In making this calculation, I have availed myself of the best information I could procure, and am certain that it is not an exaggerated estimate.

Only a small portion of this computed value of the exports depends upon what may be termed indigenous articles of export; the greater portion of it is composed of agricultural and pastoral produce. The abundance of the first of these affords the means of reproducing itself, and the latter kind of produce at a cheaper rate in ensuing years. The natural increase of the flocks and herds will secure a certain increase of pastoral exports for future years. It appears, therefore, to be almost a matter of certainty that our exports will go on rapidly increasing in quantity and value.

Even in the present year (1842) the return from these exports is sufficiently large to afford 5*l.* per head for every man, woman, and child in the community, which can be expended in importing manufactured articles and luxuries. This colony must therefore be considered to be at present in a very thriving state; and as its imports will be chiefly procured from the mother country, it has now ceased to be a useless appendage to the British Crown.

Imports.—The colony now producing all the necessaries, and many of the luxuries of life within itself, its imports will be necessarily much diminished. They will consist principally of tea, sugar, hardware, British spirits and British manufactured goods. The trade of the colony will thus, in appearance, be much contracted, as it will now be limited to such a traffic as the exports produced within the colony afford the means of carrying on. It will, however, be a trade of the most healthy and remunerative nature.

Amount of Crime.—Within the last two years the amount of crime within the province has considerably decreased, and within that period of time no capital conviction has taken place. An exorbitant rate of wages does not, therefore, appear to be productive of a high degree of morality; and the decrease in the number of convictions in the years 1841 and 1842 shows that no such degree of distress has existed here as to lead to the commission of crime.

It only remains for me to express the fixed conviction I feel, that the reverses of the province are altogether passed, and that it is now entering on a career of prosperity which will be firm and enduring, based as it is, not upon any fictitious value which is attached to unproductive land, but upon abundant internal production, and upon the energy and industry with which the colonists are now developing the great natural resources of their adopted country.

APPENDIX, No. 8.

NEW ZEALAND: MINUTE of the Heads of an AGREEMENT between the NEW ZEALAND COMPANY and the GOVERNMENT, which it is proposed to submit for Lord Stanley's consideration.

1. THE Company to take as much as 50,000*l.* worth of land in Auckland and its vicinity; 10,000*l.* at least to be in the town, and 25,000*l.* at least in the country. The Company may take the re-

maining 15,000*l.* in town, suburban or country lots, provided they do not take more altogether in suburban than in town lots.

2. The town lots to be bought by auction, and to be offered at an upset price of 100*l.* per acre. As far as practicable, however, a quantity of such lots, amounting to about 10 acres, to be put up together, and form one lot at the sale; and the whole land applied for in the town by the Company at any one time to be sold on the same day, unless otherwise settled at the request of their agent, and with the assent of the Governor.

3. The suburban lots to be sold by auction. If the Company apply at the same time for 100 acres, or upwards, the whole may be put up together at one general upset price of 5*l.* per acre.

4. Country lots to follow the rule established by the Land Sales Act.

5. On the conclusion of this agreement it is the intention of the Company to despatch an agent without delay, for the purpose of carrying it out at Auckland; and it is also their wish to advertise and sell the lands here according to their usual plan, without further delay, so as to be in time for the emigration season of this year.

9, Park-street, Westminster, 4th April, 1843.

APPENDIX, No. 9.

NEW ZEALAND: CORRESPONDENCE on the new SCOTCH SETTLEMENT proposed by the Company, and on the course to be taken for the Improvement of their Acquisitions at *Auckland*.

New Zealand House, Broad-street Buildings,
7th July, 1843.

GENTLEMEN,

IN pursuance of the desire of Lord Stanley, that the directors of the New Zealand Company should communicate with you, in the first instance, on subjects relating to your office, I am desired by the Court of Directors to address you on two points to which the directors are anxious to draw your attention.

In consequence of the geographical character of the New Zealand islands, which are without any navigable river, but abound in excellent harbours, it has been long foreseen that the colonization of that country would have a tendency to the formation of many distinct settlements on the coast; and already, in less than four years, four such settlements have been formed. The facility which the natural features of the country present for this course of proceeding encourages bodies of men here to form plans for new settlements. Two great plans have been recently submitted to the directors, and they have adopted one of them, of which I have the honour to enclose the particulars. In order, however, to promote the general colonization of New Zealand, by undertaking the trust functions assigned to the Company by such plans, it is indispensable that the local Government should be at liberty to permit the Company to make selections of land in spots which present the greatest attraction to settlers. Lord John Russell's attention was called to this subject by a letter from the Governor of the Company, dated 22nd April, 1841, and his Lordship thereupon authorized Governor Hobson to exercise his own discretion

with respect to it. The directors imagine that the authority thus given to the late Governor will not have been withheld from Governor Fitzroy ; and they have thus far acted on that supposition. But the time has now come when, if the plan of a New Zealand settlement for Scotland is to be carried into execution, the directors are called upon to give a positive assurance to the intending settlers that Governor Fitzroy's discretion will be unfettered with respect to the assignment of the sites of new settlements, to be formed by means of purchases from the Company, of lands acquired under Mr. Pennington's awards. They, therefore, request that you will be so good as to lay this question before Lord Stanley, and to favour them with a statement of his Lordship's view of it.

The Directors suppose that Lord Stanley may, at the same time, be desirous of knowing what progress they have made in carrying into effect their intention to promote colonization in the district of Auckland. I am, therefore, directed to inform you that this subject has engaged their most serious attention, but that they have been unable to frame any plan of proceeding to which there are not, at present, objections of a serious nature. Their great difficulty consists in this,—that with a view of offering the lands for sale in this country, they are unable either to give any description whatever of the lands, or to give an assurance, as in the case of settlements consisting entirely of lands belonging to the Company, that the portions offered for sale will consist of the most valuable portions within the given locality. They are also convinced, that even if they could now obtain a fund for emigration, by means of selling the lands here, it would be unwise to send any number of labouring emigrants to Auckland until the amount of capital for employment in agriculture shall have been considerably increased in that part of the islands. They fully believe that after their first accounts from New Zealand, when the lands at Auckland shall have been obtained, and Governor Fitzroy's arrival shall have revived the public confidence in the probable prosperity of the Auckland district, it will be in their power so to dispose of the Company's lands there as to promote the emigration both of capitalists and labourers; and they would prefer waiting for this favourable opportunity. But they are, at the same time, so fully impressed with being under an obligation in honour to carry out, to the best of their ability, and whenever Lord Stanley may desire it, the colonizing views which they expressed to his Lordship when the agreement as to the Auckland lands was made, that they are prepared, if his Lordship should prefer such a course, to endeavour to sell those lands now, with the best provisions they may be able to frame for colonizing purposes. But if, on the other hand, Lord Stanley should agree with them, that the operation would be more efficient if delayed until it shall be in their power to specify the lands, then they would readily consent to afford Lord Stanley a guarantee against the Company's holding the lands for a long time without using them, and to the injury of the settlement, by an undertaking to the following effect:—that if, by the expiration of three years from the agreement, they shall not have found the means of expending, or incurring absolute liabilities to expend, at least 40,000*l.* (the estimated value of the lands, less a discount of 20 per cent.) on objects of public utility at Auckland, one-half at least to be emi-

gration and the remainder public works on their own lands, of the kind described in Lord Stanley's agreement of June, 1842, then the Government shall be at liberty to resume the excess of land at Auckland beyond the quantity of which the value, less the discount, has been so expended or pledged to be expended; the Company recovering, of course, an equivalent amount of the rights which they had given up in exchange for these lands.

I have, &c.,
(Signed) JOHN WARD, Secretary.

The Commissioners of Colonial Land and Emigration.

Colonial Land and Emigration Office,
27th July, 1843.

SIR,

WE have the honour to acknowledge your letter of the 20th instant, informing us that Lord Stanley would wish to receive any observations which we may have to offer on the contents of the New Zealand Company's letter to this Board, dated the 7th instant.

The two points raised in that letter are, first, the proposed formation of a new settlement by the Company; and, secondly, the nature of the course which they contemplate, and of the securities which they are willing to offer for its being carried into execution, in respect to their recent acquisitions at Auckland.

The geographical reasons for considering that the colonization of New Zealand must proceed by the successive formation of new settlements along the coast are very well put in the Company's letter, and we confess that they appear to us entitled to much weight. On the other hand, it is obvious that any general view which could be expressed on the matter must be subject to numerous qualifications as to the numbers and the situation of such settlements; and if we were called upon to offer any opinion on the indefinite extension of new settlements hereafter, it would oblige us to enter into explanations which might considerably prolong our report, and which we believe are not wanted for the present purpose. For all the Company ask is, whether they are right in believing that the Governor has a discretion of permitting them to select their land in new situations, being willing to submit themselves to his judgment. We apprehend that there can be no doubt that under the former directions from the Secretary of State, contained in Lord John Russell's despatch of the 22nd April, 1841, the Governor does possess such a discretion, and there has been no intention whatever to withdraw it from Captain Fitzroy. Under these circumstances, we conclude that the inquiries of the Company on this point may be answered in the affirmative; but we would suggest that, upon an undertaking of such magnitude, and likely to involve the interests of so many persons, it would probably be preferable to convey to Captain Fitzroy a distinct intimation that he may consider the former authority in force, instead of leaving him to collect it from past correspondence.

With respect to the views expressed by the Company upon Auckland, we would submit for favourable consideration the offer contained in the concluding sentences of their letter. There seems much reason in the representations which they make of the impolicy of any attempt

to make a forced sale of the lands they have acquired at the capital ; and by their present as well as by the declared tenor of the previous communications on the subject, the honour and good faith of the Company are so distinctly engaged to promote the course of settlement in this situation, that we apprehend that it is far the best course to let it be understood that, in respect to the manner and time of disposing of their possessions there, Lord Stanley is willing to rely on their experience and judgment. But, on the other hand, the most eligible lands that may remain at Auckland having been offered to the acquisition of the Company on very advantageous terms, it seems reasonable that at a moment when active operations are being commenced in another direction, they should give some satisfactory assurance of their intentions at this town. The guarantee which they offer appears to us a fair one for the purpose—in fact, it says in other words, that the Company hope and intend to do as much for their lands at Auckland as they have bound themselves to do in order to pay for their lands at their settlement at Nelson ; and to the extent to which they may fail of success in that object they may agree to give up the lands which they would have had an opportunity of obtaining on such favourable terms at the capital, merely reverting to the original claims of a much more ordinary description which they had surrendered in entering upon the transaction. Upon this question, therefore, we would venture to submit our opinion for Lord Stanley's consideration, that the Company may be informed that the guarantee which they offer is satisfactory, and that Lord Stanley accepts it on behalf of the Government.

We have, &c.,

James Stephen, Esq.,
&c., &c.

(Signed)

{ T. FREDERICK ELLIOT.
JOHN G. SHAW LEFEVRE.

APPENDIX No. 10.

EXTRACT of principal parts of Instructions to the Lieutenants in charge of Transports conveying Passengers between the Coast of Africa and the West Indies.

THE officer employed on this service is to hoist the pendant intrusted to him for the purpose by the Lord Commissioners of the Admiralty, namely, the same as is hoisted by an agent for transports.

When upon service he is to wear the uniform established for his rank, agreeably to the practice of Her Majesty's navy.

He is not expected to interfere directly with the navigation of the vessel in which he may be employed ; but still it will be his duty, especially on approaching land, to pay attention to the conduct of the master, in order that the lives of those on board may not be exposed to peril by any neglect or ignorance of navigation : and in case it should appear to him that a pilot is at any time indispensably necessary, he is to direct the master to procure one ; and, on his failing to do so, he is himself to engage one,—advising Her Majesty's Colonial Land and Emigration Commissioners of his reasons for having so done, and transmitting to them an account of the expense incurred, in order that the amount may be abated from the ship's freight.

He will be furnished with proper authority to enable him to pass any of Her Majesty's ships of war engaged in the prevention of the Slave Trade. He will oppose no obstacle to such visit or inspection as may be made by the officers of such vessels of war, whether British or foreign.

The officer will receive on board no passengers but those for whose reception he shall have authority from the Governor of the colony, taking care that a nominal list of all such passengers, authenticated by the proper officer of the Colonial Government, be delivered to him at the time of their embarkation.

The officer will see that the number of passengers does not exceed that which is allowed by the Passengers' Act; but should he find sufficient reason for thinking that the accommodation afforded for that number is not adequate for their health and convenience, he will be at liberty to represent the circumstance to the Governor of the colony, and to request that an abatement from that number may be made to an extent not exceeding 10 per cent.

The officer will see that all the other provisions of the Passengers' Act are complied with, both as regards the period before sailing and during the whole course of the voyage.

The officer will attend personally at the embarkation and disembarkation of all such passengers, and see that this service be effected in the manner best adapted for the safety and convenience of the passengers.

Upon the embarkation of the people, he will take immediate measures for berthing them properly, and dividing them into messes of convenient size.

During the voyage he will see, with the assistance of the surgeon, that all the articles of food required by the charter-party are regularly issued for the use of the passengers, subject to any recommendation from the surgeon to the contrary as mentioned in the instructions of that officer. It should also be seen that the food is properly cooked. The officer in charge will never suffer the provisions to be served out without the presence of either himself or the surgeon.

He will establish written regulations for the maintenance of good order, cleanliness, and decency on board, consulting the surgeon upon them on any points on which it may be desirable.

The officer in charge will pay the utmost attention to the ventilation of the ship, and to the preservation of cleanliness, giving due regard to any representations which may be made to him on these points by the surgeon, as necessary for the health of the people.

He should take great care to preserve dryness between decks. For this purpose the swing-stoves should be used when necessary; and, unless for very special reasons, only stones and dry rubbing should be employed in cleaning the deck.

He will require that the bottom boards of the berth be frequently removed during the voyage; and after disembarkation of the passengers, he is to see that those boards are lifted and washed, and that the parts underneath are thoroughly cleansed and whitewashed, with wash of a proper consistency, made of unslaked lime.

In case there should have been any infectious sickness on board, the vessel is, under the advice of the surgeon, to be well and frequently

fumigated, more especially when under refit; and chloride of lime is to be used when necessary, as well as airing-stoves in the hold, when fires can be made there with safety.

The officer will keep an accurate journal of his proceedings in respect to the conveyance of emigrants, and report in it all circumstances worthy of note which may fall within his observation. This journal he will transmit as soon after the expiration of each voyage as the opportunity for sending it may offer, to Her Majesty's Colonial Land and Emigration Commissioners, London. He will address to the same Board all other correspondence connected with the emigration service in which he is engaged.

Before the commencement of each voyage, subsequently to the first departure from England, the officer will see that the vessel is in perfectly sound and sea-worthy condition, and that the proper amount of stores and provisions for the use of the passengers is on board.

If the vessel should, by accident, receive any damage which may render a considerable repair necessary, the officer is to use his best endeavours to forward her repair and equipment; and in case of defect, or if she should be found incapable of proceeding on service, or of being timely repaired, he is to discharge her as unable to comply with the conditions of the charter-party, and to make a special report of the circumstances of the case to the Colonial Land and Emigration Commissioners.

EXTRACTS of principal parts of Instructions to the Surgeons of Transports, conveying Passengers between the Coast of Africa and the West Indies.

The surgeon will consider himself, in all respects, as acting under the orders of the Lieutenant in charge of the vessel.

It will be the duty of the surgeon, previously to the embarkation of the passengers on the Coast of Africa, personally to inspect and examine all persons designated to him as intended passengers by the proper officer of the colonial government, and to ascertain whether they be in good bodily health and not incapacitated from labour by any lasting infirmity; and he will then furnish to the same officer a certificate stating the result of his examination.

All passengers who have not had the small-pox, or previously undergone vaccination, must be vaccinated before being admitted on board. A supply of fresh vaccine matter is herewith transmitted to the surgeon for this purpose; and he will endeavour to renew his supply at all proper opportunities.

The surgeon will keep a full and distinct medical journal, showing on what day each passenger was entered for treatment, and on what day discharged, and whether cured, remaining sick at the end of the voyage, or dead; stating also the nature of the disease and the method of treatment; and if there be any causes connected with the voyage which appear likely to have occasioned the disease, he is to assign them, and point out whether there seems to him any practicable method of obviating them for the future, more especially if the complaint be of an infectious nature. He will also carefully note any alterations which he might think it desirable should be made in the dietary, the

medicines, and the medical comforts. He will further append to his journal copies of all the reports which he has found it necessary to make to the officer in charge of the vessel, with any decisions upon them which have been communicated to him by that officer. At the expiration of each voyage, he will deliver two copies of his journal, when thus complete, to the officer in charge for transmission, one to the Commissioners for Land and Emigration, and the other to the Inspector-general of Naval Hospitals and Fleets.

APPENDIX, No. 11.

EXTRACT of a Letter from Lieut. *Leary*, R.N., on board the "Glen Huntley," dated 31st May, 1843, at Port Royal, Jamaica.

I AM going to Kingston, by appointment, to take on board 20 delegates, which, with four boys selected by myself from those I brought from Sierra Leone by order of my Lord Elgin, will make 24; through whose assistance, I hope, we shall procure a more satisfactory number on our return to this island.

EXTRACT from Remarks by Mr. *Stirling*, R.N., the Surgeon of the "Glen Huntley," dated 16th May, 1843.

No clothing being sent on board, I am incapable of offering any opinion on the matter, further than if no arrangements have been made to that effect, and it may not be considered presumptuous in me, I would suggest that the vesture most generally worn by the white men and black portion of Her Majesty's cruizers on the coast, consisting of a pair of duck trousers and a kind of short duck shirt, called a "jumper," worn next the skin, but overlapping the trousers loosely as low as the hips, seems well adapted for that purpose, and would not only be economical but cleanly, from its durability and capability of being washed or scrubbed in salt water.

EXTRACT of a Letter from Lieut. *Davies*, R.N., on board the "Arabian," Demerara, 19th May, 1843.

I HAVE to acquaint you that the 32 boys conveyed from Sierra Leone on board the "Arabian" were this afternoon sent to their destinations, under the direction of the Government Emigration Agent, in high spirits and excellent condition, having improved much on the voyage.

REPORT of Mr. *Leitch*, R.N., Surgeon of the "Arabian," on the failure hitherto of Vaccination among the Africans.

ALL the boys were vaccinated by me before they came on board. The vaccine lymph I was supplied with, I may mention, was on points between plates of glass, and in glass tubes hermetically sealed. All the lymph on the points and between glass plates I expended on the

first vaccination of the 32 boys, reserving the tubes for another occasion, or to be used on board, if required. This quantity might have served for a greater number of vaccinations, but knowing that it would not keep for another occasion, and knowing also the difficulty of getting the operation to succeed in a hot climate, I thought it better to use a full quantity of lymph.

For the information of the Commissioners on this subject, I have sent a copy of the vaccination list, in a tabular form, which I have kept for this purpose; the last column of it will show the results of the operations. Of the first 32 cases on the list, only one, No. 19, came forward, and that was marked with so much irregularity that I have noted the result "doubtful:" when he was vaccinated, I noticed that the skin had been knocked off the outer malleolus of the right leg, and there formed a simple ulcer, about the size of a sixpenny piece: there was also a small ulcer on the left shin just above the ankle, arising, I think, from a boil. When he came on board, the sores were dressed simply, and I tried to heal them quickly and quietly. The vaccination punctures remained dormant until the sores began to heal, when one on the left arm showed signs of activity and ran a slow and irregular course to maturity; the vesicle was evidently marred and controlled by the sores, and though lymph formed in the vesicle, which had the elevated edge, with the hard, circular and inflamed areola around it, yet the appearance of the vesicle, the colour of the lymph, together with the nature and course of the case, did not justify me in taking lymph from it to apply to others. The remainder of the 32 cases were, as will be seen, unsuccessful; many of the boys were vaccinated under unfavourable circumstances, but from what I have learned from medical men on the spot, the above is the usual result of vaccination at Sierra Leone, where but few of the many attempts ever succeed.

Determined to give it another trial, I picked out six of the most healthy-looking boys, and after preparing them during a few days by a course of medicine, I vaccinated them with the lymph in the glass tubes. It has been suggested by some that the natural secretion from the skin of the negro may have some effect in destroying the lymph before it can be absorbed; thinking there might be some truth in the conjecture, I took care that the arms of all the six boys were carefully washed in fresh water and well dried before the lymph was inserted. Even with these precautions I have been disappointed, and the 12th day has passed by without any appearance of taking effect.

Such has been the result of the vaccination on board the "Arabian." The difficulty of successfully vaccinating the negro in his own climate is well known to medical men; that difficulty chiefly lies in getting the lymph sent from England to take effect. The present attempt has certainly been unsuccessful, but it is by no means discouraging. I feel confident that, with perseverance and care on future occasions, it will ultimately succeed; if one only one out of the many operations came properly forward and produced good lymph, I am certain that, with new and fresh lymph, taken from the vesicle and at once applied on the spot to others, it would take effect, and in this way could easily be passed through all.

REPORT of Mr. *Stirling*, R.N., Surgeon of the "Glen Huntley,"
on the foregoing subject.

By desire of the Governor and Government Agent at Sierra Leone, the vaccination was deferred till the embarkation of the emigrants, for the reason, as I understand, of a prejudice existing among the natives that the operation would have some mysterious effect, tending to alter their nature and habits, or of causing some change incomprehensible and undesired. Though some antipathy manifested itself at the outset, yet I had little difficulty in inducing as many to undergo the operation as the lymph would allow (69). I regret to state that, with one exception, it has proved unsuccessful. I have mentioned that only one proved favourable, but I may be mistaken in that case, as I have but ocular testimony to support me, having transferred the matter from this particular individual to others, without noticing any signs of its having been absorbed into the system.

The thermometer at sea has varied (in the shade from 76 to 81). In harbour at Kingston it has risen to 85.

EXTRACTS from the Journal of Lieut. *Rowlatt*, R.N., on board the "Senator," during her first voyage with Emigrants from *Sierra Leone to Trinidad*.

(Friday, 28th April, 1843.)—At 5 P.M. embarked 31 boys from the Government yard, 2 adult male emigrants, and 3 men as delegates. The boys had been at the Government schools—fine, healthy, intelligent lads, from 11 to 13 years of age, according to the list given with them, but several apparently older. They were sadly in want of clothes, few of them having a whole shirt, and but one or two a decent pair of trousers; the emigrants also nearly in a state of nudity. Whatever may be their fate, they can scarcely be losers by quitting Sierra Leone apparently.

* * * * *

(Friday, 16th May, 1843.)—I have conversed with the delegates from time to time, to endeavour to find out the objection people have to emigrating. It should seem to arise principally from a want of confidence in the accounts received from the West Indies, and such I found the prevailing feeling during my tour round Sierra Leone. They nearly one and all said that, if they could have good reports from some of their own people whom they could trust, they should be glad to go there. Almost every interest in Sierra Leone is likely to be affected more or less, should emigration once become popular amongst the negroes there; and there is no doubt that there is a very strong feeling against it on the part of the white residents generally. That many of them have used their influence with the negroes to prevent them from emigrating, and that very gross misstatements have been made to them with that view, I have good reason to believe. On the other hand, it should appear that, under the old bounty system, every means were used to induce people to emigrate; and no doubt the benefits to be derived from a sojourn in the West Indies were very much exaggerated. Exposed to these conflicting statements, and seeing the evident anxiety on the part of the colonial agents to prevail

on them to go, it is not to be wondered at that they pause for further information; nor am I discouraged on that account; on the contrary, I feel persuaded that if the advantages held out by emigrating are not very much overstated, no sooner will confidence be established in the present system than very many will avail themselves of the means which it affords. The great thing necessary to ensure success is keeping good faith with the negroes in every respect. Should hopes be held out to them which are not fully realised, there will be an end to the matter at once. I hope the accounts which our present delegates will ultimately take over to their countrymen will be such as to create confidence, and then I do not doubt a very general movement taking place.

* * * * *

(Saturday, 20th May, 1843.)—It is unfortunate that, just as the emigrants now on board are getting a little into the way of keeping their deck and mess utensils in order, we are drawing near to Trinidad, and in a few days all will be dispersed, whilst the same work will have to be gone through again with a new set of passengers. It would be a very great assistance to me if I could get a good Krooman to join the vessel, as, when he was once acquainted with the routine, he would be able to carry it out with new people much more readily than I could.*

* * * * *

(Friday, 26th May, 1843.)—Landed the emigrants, with their mats and clothes, all in good health and spirits. The boys were distributed in lots of five, six boys being selected, and allowed to choose their own companions, and the odd boy being taken as a servant by the collector of customs. The six lots were put under the care of gentlemen holding estates, and who entered into a sort of guarantee for their good treatment, the boys with ulcers being sent to the hospital. Although there is no doubt that the boys will be well cared for by their present masters, yet, as they are free agents, and may go where they please, it is possible some of them may be induced to leave them, and may fall into bad hands. I hope this may not be the case, as many of them are very clever, well-disposed lads, and, with good treatment, are likely to turn out valuable members of society. Considering the very tender age of many of them, and that, from having been kept at school since being released from the hold of a slave-ship, they are quite ignorant of the world and the uses of money; and considering moreover that they have neither parents nor relatives to care for them, I should think it would be for their ultimate advantage that they should be placed under a certain degree of restraint for a few years to come, instead being left at the mercy of any scoundrel who may find it worth his while to corrupt them. In taking leave of my little friends, I must observe, to their credit, that although indolent in the extreme, and, if left to themselves, dirty and slovenly, they have displayed no sort of vice, and have uniformly been docile and obedient. I question much whether a like number of white people would have been so peaceable amongst themselves, or have given, on the whole, so little trouble.

* The Commissioners have communicated with Mr. Rowlatt on the means of effecting this object.

APPENDIX, No. 12.

EXTRACT of a LETTER from Mr. *Rawlins*, late Surgeon of the "Chieftain," to Lieut. *Lean*, R.N., dated 16, Cornhill, London.

THE ship "Chieftain" arrived at St. Helena, and anchored off James Town, on Saturday the 14th of May, 1842, at 6 P.M., being the first ship of the expedition that sailed from London in the month of February.

On the ship's being admitted to pratique, Captain Pattison proceeded on shore with the despatches to his Excellency Colonel Hamblin Trelawney, the governor, who received him in the most kind and hospitable manner, and promised every assistance in furthering the objects of our mission. His Excellency at the same time informed us of the fact of vessels having taken large numbers of the liberated Africans to the Cape of Good Hope.

We proceeded, by order of Her Majesty's collector of customs, to the valleys for the purpose of raising volunteers, selecting as far as possible the most healthy. On our arrival at Rupert's Valley, the station allotted to men and boys, we delivered our orders to the superintendent, Mr. Gunnel, who mustered the Africans, and stated to them, as well as the slight knowledge he possessed of their language admitted, the objects of our visit.

At first they all declined leaving the place, but by means of explanations and persuasion we got some of the most intelligent among them to volunteer; this speedily changed the determination of the rest, and they now became as anxious to accompany us as they had previously been unwilling, the sick, lame, and blind all wishing and pushing forward to be chosen.

In consequence of this, and the deception practised by the men, I was so far imposed upon as to pass several men in a very unhealthy state; men who on examination jumped about and protested against being left behind, some even crying to accompany their friends and relatives, so that we were compelled for the sake of the others to allow them; a circumstance I have since much regretted.

Having obtained our number of men, we next proceeded to Lemon Valley, the station allotted to the females and married couples. Here our good fortune failed us, for no sooner was the object of our visit explained to them than they raised a tremendous yell, and ran off up the mountains like a parcel of wild animals, so that we were compelled, notwithstanding every exertion of Dr. M'Henry's in trying to persuade them, to adjourn our choice to another day.

Our next visit was not, however, more successful, the women still objecting to accompany us, so that with the exception of some married couples, their friends and children, we could not persuade any to accompany us. Under these circumstances, and the facts being laid before his Excellency, Captain Pattison was permitted to make up his number from the boys, which was speedily accomplished, as all the boys were exceedingly anxious to join the men, and hailed our appearance at Rupert's with shouts long and loud.

We now, after 13 days of anxious labour, were rewarded with a full complement of people, and having settled all the affairs respecting

them, sailed for Trinidad, not without a certain feeling of regret at leaving a place where the utmost hospitality and kindness had been shown to us by all parties in the island. Everything progressed favourably, the emigrants highly delighted, as indeed they were the first moment of coming on board, when they saw their food and the deck appropriated for them, singing, dancing, and hurraing loud enough to be heard a considerable distance off.

On the second and third days those who had deceived us began to find their strength fail, and were compelled by their comrades to report themselves to me, as none of the others would allow them to mess or sleep with the other men of the same tribe.

In consequence of this, I had several cases at once in the hospital—cases, too, of the most serious description; the danger arising from their having been some time afflicted, the change of situation and diet, and the extraordinary exertions made by the men in deceiving us, and concealing their disease; the latter circumstance arising from their anxiety to accompany their friends and fellow-countrymen, and also from a mistaken notion of theirs in considering sickness of every description as a very great disgrace; to so great an extent do they carry this feeling, that had it not been for the healthy men, I should never have found out any of the sick, as the instant they find sickness coming on, they would hide themselves away in most extraordinary places, where, in fact, it would puzzle any but an African to squeeze his body into, and there remain until pulled out by the overseers for muster.

The only reason for their doing this was to avoid the taunts of their more fortunate companions, and also the taking of medicine, to which they have a very great aversion, indeed so great is their aversion that I frequently have been compelled to give them medicine in the same manner that an old nurse gives it to an obstinate child—by force; kindness and persuasion having not the slightest effect.

Those, however, among the sick who were better informed, and were persuaded to take it, invariably recovered, whilst the obstinate have sunk under the influence of their complaints.

* * * * *

It forms, to an English eye, one of the most ludicrous sights to see the Africans when water is served out in messes; they place the kit on deck, attack it on their hands and knees, and butt each other's heads like sheep, so that the one who can stand the most butting gets the largest quantity of water.

The inconvenience and distress produced by this plan induced us to keep the water locked up in scuttle butts, and serve it out at regular stated intervals to each individual, so that the stronger men did not obtain more than the weaker.

An African has not the least idea of the future—the present being as much as he possibly can think of—thus his allowance for the day is consumed as soon as served out, and he then cries out for more; hence the absolute necessity of serving everything separately for each meal.

* * * * *

An hospital servant, or assistant, would be of great service, as no trust can be placed in the African, and it being utterly impossible for a medical man to be constantly in the hospital watching the patients, he is greatly misled by the men, it being utterly impossible to obtain the

true facts of the case from the patient himself; independent of which, the inconvenience of having three or four interpreters to translate what little a patient may say, one tribe not understanding a word uttered by the other; so that the patient has to tell his story to a man of his own tribe, who can speak the language of another; he relates it again to a third, and so on until it comes to one who can utter a few, and very few, words of English; thus it comes with sundry alterations, additions, but no improvements, in African English to the medical man, who, after hearing the statement, knows as much as he did before, and is left to judge of the complaint entirely by external appearances, compelled to watch the patient narrowly to ascertain the effects of his remedies, when he can get them taken, and being constantly subject to deception of every description. Hence the great necessity of a trustworthy hospital man, who, by being constantly in the hospital, would know how the remedies acted, and what was the actual state of the patient.

A ludicrous instance of African sagacity occurred to me once whilst administering medicine to a patient (a task I invariably had to perform myself, not being able to trust the hospital man, from his extreme stupidity); he being required to take a pill, imagined it would be more pleasant to take it by his nose than the mouth, and actually stuffed it up his nostril, from whence I had some difficulty to get it out, especially as it was much against his wish.

Another peculiarity is, that they will retain the medicine in their mouth and watch the opportunity of your turning round to spit it out, or, should you make them swallow it by holding the nose, they will, by pressing the stomach, reject it the moment they are out of your sight.

* * * * *

It must be remembered that my observations are made on Africans recently, very recently, liberated, some of our number not having been six weeks out of the slaver—on men who, but a short time since, ranged their native land in all the freedom and disgusting habits of savage life—on men who have no feelings in common with Europeans, who have been sold into slavery by their own parents and fellow-countrymen, and not on such men as emigrate from Sierra Leone, who have enjoyed the benefit of mixing with civilized beings, and have had their original ideas completely altered, and have acquired the habits, manners, and language of civilized life. Some imagine that all care taken of them by white men arises from purely interested motives, the Vishu Congous entertaining the idea that the white men merely buys him for the purpose of transporting and eating him in his own country; this feeling created a great sensation among our people, as we made the land of Trinidad—men, women, and children all crying and screaming, stating that they were to be eaten on shore; one of the women became quite ill through this fear, for, being young and fat, she made certain that her turn to be eaten would be a very early one. All our endeavours to persuade them to the contrary were fruitless, and only caused increased wailings.

The Africans exhibit very slight, and often no regard for each other, even among their own tribe, so much so that, when a death has occurred, the men and women have set up a laugh or song at the fate

of their comrade, and have waited with impatience for his body to be committed to the deep, when jokes of every description were freely circulated among them.

* * * * *

The habits, customs, and manners of the Africans, so far as they could be judged on board, differed according to their tribes. The Angolas being decidedly the most intelligent and manageable, next to them the Benguilas, Congous, Bhiddus, Cabundas, and last of all the Vishu Congous.

They all, however, participate in the general character of being exceedingly lazy, obstinate, and filthy, have an inveterate dislike to each other's tribes, and, on the least provocation, will abuse, annoy, and fight the men of another tribe, ending, invariably, in taunts on each other's customs. The propensity to thieving is very great among themselves; the smallest article is taken and hidden about their person in a most expert manner; victuals, however, form the chief article of thieving, to obtain which they omit no opportunity. If detected, they protest most vehemently against being thieves, and endeavour, if possible, to devour the substance before taken from them.

This propensity often led to the most laughable scenes on board, for no sooner was a delinquent discovered, than all the rest, men, women, and children, set up a terrific yelling, shouting, dancing, pointing at the culprit with their fingers, often ending in thumping or ducking the poor wretch, who is compelled to submit quietly, or otherwise be subject to much more severe treatment.

In consequence of this, the Africans are distrustful in the extreme, and will not leave the smallest article behind them, but constantly carry about their person all their worldly goods, forming altogether a curious picture; enveloped in two blankets, a bundle, dirty and greasy, on their shoulder, and cap in hand, with their coal-black countenance and white teeth just peering out of the folds of the blanket; this, too, under the scorching rays of a tropical sun. At night the bundle and blankets are either stowed away under their head or held in the hand, lest a more watchful neighbour might indulge his propensity on their goods.

Their appetites are very large, and their mode of eating hurried in the extreme, each one endeavouring to eat faster than his messmate, in order to get the most, and a kit full of food placed before a mess of eight men vanishes in a manner that is surprising.

The women are strong and exceedingly well formed (more so in proportion than the men), more intelligent and quick-witted, but destitute of all sense of shame or modesty. Whatever they may have possessed in their native land, the crowding together of both sexes, in a perfect state of nudity, on board the slavers, had completely destroyed it previous to their landing on British soil.

* * * * *

The women are more cleanly and careful than the men, are not so much given to thieving, nor nearly so lazy; passing their day in plaiting and dressing each other's hair, and altering the form of their bead ornaments.

The Africans are all exceedingly fond of dancing and singing, each tribe having a peculiar song and dance; they, however, generally com-

bine the two, and accompany them with the clapping of hands and stamping of the foot.

The dances of the different tribes differ greatly, the Benguilas' dance being rather bordering on the graceful, and one in which all present join in turn, those not dancing being employed in singing and clapping of hands.

In contrast with this, comes the Angola and Congous' dance, which, for disgusting attitudes and general obscene character, is very unpleasant to civilized eyes.

The Vishu-Congous were the only ones on board who did not favour us with their native dance.

The Africans, of both sexes, appeared to dislike clothing exceedingly, and watched every opportunity of taking them off, preferring to be in a state of complete nudity. Hence the warm clothing and blankets supplied at St. Helena served merely as an encumbrance, and gave us a good deal of trouble to prevent their being thrown overboard; for this reason they were compelled to bring their blankets every morning to muster, otherwise they would all have been delivered to old Father Neptune.

In speaking of the women, I forgot to mention the very neat and tasteful manner in which they dress their hair, or rather wool, no trouble being spared in its decorations; pads made of oakum, or any material in their possession, are placed, either transversely or longitudinally, on the head; over this the hair is beautifully plaited; then immediately under this pad the hair is plaited into a broad band, which hides the roots of that covering the pad; the remainder is then plaited in small plaits, ending in a broad one at bottom, which goes round the lower part of the head and lies under the chin, having very much the appearance of an engraved helmet; this takes some days to finish, and will last for months.

Interwoven with their hair, they wear every description of ornament they can get, such as feathers, beads, pieces of copper, brass, &c.; the *tout ensemble*, especially when seen under the animation of dancing, looks picturesque in the extreme.

The use made of the palm oil by those we had on board the "Chief-tain," was to rub over their hair and body; none of it was ever eaten with their food, and latterly very few would take their allowance.

On our arrival at Trinidad the Africans were inspected by his Excellency Sir H. M. Leod, the Governor, who was pleased to express his satisfaction at their general appearance and the state of the ship.

APPENDIX, No. 13.

ST. HELENA :—DIETARY of the “Salsette,” for LIBERATED AFRICANS.

SCALE of Victualling.

2 lbs., 1 quart, Rice, or	} daily for each Adult, and for Children in proportion.
1 lb. Biscuit	
½ lb. Salt Meat, or } one-half to }	
½ lb. Salt Fish. } be Meat . }	
¼ gill, 1 oz., Salt	
¼ gill Palm Oil	
½ oz. Coffee or Cocoa.	
¼ oz. Sugar	
1 oz. Lime Juice	
¾ oz. Sugar, to mix	
3 quarts Water	
½ pint of Vinegar for each person weekly.	
½ cwt. Sago, and ½ cwt. Chloride of Lime, to be under charge of the Surgeon.	

LIST of Medical Comforts, for 100 Passengers :—

28 lbs. of Oatmeal.	12 bottles of Wine.
28 lbs. of Arrow-root.	10 gallons of Rum.
28 lbs. of Scotch Barley.	5 gallons of Vinegar.
56 lbs. of Sugar.	1 cwt. of Marine Soap.

APPENDIX, No. 14.

MEMORANDUM of the Terms upon which CROWN LANDS are purchasable at the *Cape of Good Hope*.

PARTIES desirous of purchasing any particular portion of the Crown Lands are to make application to the Governor of the Colony, if the lands are situated in the western division, or to the Lieutenant-Governor, if in the eastern division. The application so made is to pass through the Surveyor-general to the Land Board, and should it then be decided that it is expedient to inspect the land, the applicant must deposit an amount equal to the probable expense of the inspection and survey. If it should result, from the inspection, that the lands should not be alienated, the amount deposited for expense of survey will be returned to the applicant, otherwise the land will be surveyed and offered to sale at public auction. Should the applicant not prove the purchaser at the sale by auction, the preliminary expenses will have to be paid by the actual purchaser, and refunded to the other; or should the land not be bought at all, the amount deposited for these expenses must be kept until the lands come to be sold. The price at which the land will be put up will in no case be less than 2s. per acre, and when cases arise in which it is necessary to ascertain by valuation the price which should be demanded for lands under peculiar circumstances, the price so ascertained will be made the upset price at auction.

APPENDIX, No. 15.

HONG KONG: EXTRACT of a Letter from the COLONIAL LAND and EMIGRATION COMMISSIONERS to Lord *John Russell*, dated 18th April, 1840, on the means of providing for a REVENUE at a contemplated Free Port on the North Coast of *Australia*.

IN a town depending mainly for its prosperity on its prospects as an emporium, the sources of revenue should be chosen with much discretion. The utmost freedom should be preserved to trade, and every temptation be afforded to passing vessels to call into the port.

All charges on shipping should on this principle be avoided.

Import duties also would only be appropriate under considerable limitations; upon all articles which were likely to become subjects of commerce between the Europeans and Malays, they should on no account be permitted. It is true that they would of course be confined to goods introduced for home consumption, but this would involve the necessity of bonding all other goods of the same kind which might be landed; and in a case such as the present, the trouble and expense of bonding would very probably make the whole difference in the disposition to use the settlement. We are disposed to think, therefore, that import duties, if employed at all, would require to be confined to articles which could be expected to be introduced exclusively for the use of European residents, under which description, we believe, would be comprised wine and spirits.

At Singapore, that well-chosen and successful site for a great commercial emporium, the principal sources of revenue appear to be as follows:—

Quit-rents.

Rents of Markets.

Tax on the retail vend of Opium.

Tax on home-made Spirits.

Licenses to Pawnbrokers.

Anchorage fees, which once existed, are abolished; the wooding, watering, and ballasting of ships are open to public competition, and the only regulation is to provide a maximum charge on those operations, as well as a maximum charge on cargo boats.

We think that, in like manner, at Port Essington, tolls, rents of markets, licenses, and direct taxation generally, would be found better suited to a place where the encouragement of the resort of shipping must be the principal object, than those duties on imported goods which yield so ready a revenue in other colonies. One expedient which might be had recourse to, after the first expenses of founding the settlement had been replaced, would be to provide that only one-half or one-fourth of the price of town acres afterwards sold should be paid up, and that in lieu of the rest a perpetual rent should be fixed, not to exceed 10 per cent. upon the value thus excluded from immediate payment.

If the colony fortunately proved also fit for extensive agricultural undertakings, the means of meeting its current expenditure would of course be rendered so much the easier.

APPENDIX, No. 16.

HONG KONG: Sir *H. Pottinger's* NOTICE, calling in LAND CLAIMS. GOVERNMENT NOTIFICATION.

IN consequence of instructions recently received from Her Majesty's Government, and until defined regulations can be framed and promulgated, grounded upon those instructions, His Excellency, Sir Henry Pottinger, Bart., G.C.B., &c. &c., is pleased to notify as follows:—

1st. All persons holding land of any denomination on the island of Hong Kong are hereby required to send in the fullest explanations, as well as the proofs they possess, of their claims to such land, to the land officer, with the least possible delay.

2nd. The land officer has been authorized and instructed to prevent the commencement of any further buildings upon, or clearing away of locations, until final arrangements can be made.

3rd. The land officer has also been authorized and instructed to take summary measures, in concert with the chief magistrate, to put a stop to all buildings that may be in progress on locations of whatever denomination, where the explanation, or proof submitted, may appear to him to be at variance with his present instructions, and also in cases where the explanation and proofs now called for may be delayed beyond a reasonable time.

4th. The land officer has further been authorized and instructed to summarily prevent the progress of all buildings on locations which may, in his opinion, encroach on the present or any future line of roads or streets, and to oblige all persons to confine themselves to the exact dimensions of the lots that were originally allotted to them.

5th. It has been repeatedly intimated that the terms and tenure of holding all lands on the island of Hong Kong were to depend solely on the pleasure and commands of Her Majesty's Government; and the information called for in this notification is required before such terms and tenure can be announced to the public.

By order,
(Signed) RICHARD WOOSMAN.

Hong Kong, Government House,
10th April, 1843.

COPY of a DESPATCH from Lord *Stanley* to Governor *Hutt*.

Downing-street, 8th June, 1843.

SIR,

WITH reference to my despatch, No. 9, of the 26th of March last, I have now to communicate to you Her Majesty's decision on the Act of your Government, No. 6, of the 25th of August, 1842, entitled, "An Act to prevent the unauthorized Occupation of Crown Lands."

This Act was passed, it appears, in substitution for a former Act, which granted an extensive right of commonage to every purchaser of a small portion of Crown lands, and which was disallowed by the Queen.

In the report upon that Act by the Land Board, to which you refer, after stating the objections which they felt to some of its provisions, the Commissioners recommended that the system, which had been attended with much success in New South Wales, should be adopted in Western Australia. To this recommendation, however, you now reply that the expense of the Border Police, necessary for ascertaining the number of the cattle and the sheep to be assessed, constitutes an insuperable objection to its adoption. And you state your opinion that the assessments upon the stock, and the price paid for the licenses, would not be sufficient to cover these expenses, and that the general revenue is in no state to bear any additional charge.

When the plan in question was proposed, it was considered that the system might be made to bear its own expenses, and it is not necessary to adhere to the present low rates of assessment and price of licenses in New South Wales. It may also be remarked, that the duties of the Border Commissioners and Police appointed under the New South Wales Act, are not confined to inquiring into the correctness of the returns made by the occupants of the number of their cattle. On the contrary, many other duties devolve on them, such as carrying out the law in respect to the branding of cattle and sheep, the impounding of cattle of unlicensed persons, the deciding upon questions of encroachments, the settling disputes between the licensed occupants and between masters and servants, and generally securing the rights of the Crown, and protecting the lives and properties of the settlers. Some provision for these objects will naturally be found necessary in Western Australia whenever any measure for authorizing the occupation of unsold Crown lands is carried into effect.

The right proposed by the Act to be granted to the occupants of land, of buying them without their ever having been exposed to competition, is inconsistent with the Land Sales Act, which could not have reached the colony until after this measure had passed. You appear to have been aware that for this reason the law could not be confirmed in its present shape, but you have sent it home with a view, as it appears, of receiving any further comments which it may elicit.

Under these circumstances, I have to communicate to you the following remarks :—

It would not appear desirable to prescribe by law the exact form in which you should grant your license of occupation, nor to fix the amount which should in each case be paid for it. The system will be new in the colony, and circumstances may arise which would render it desirable that you should still use the discretion which you at present possess upon those points. It is also I think objectionable to confer upon the occupant a legal right to the renewal of his license, in preference to all other applicants. No such provisions are to be found in the New South Wales Act.

There appear to me to be strong objections to the principle of imposing upon the Government a legal obligation to pay to merely licensed occupants the full value of the buildings, improvements, and crops which they may leave behind them, should the land they occupy be sold. If a legal right to such compensation should be conferred upon them, it appears difficult to foresee to what extent the sale of land might be checked.

Once secure of compensation, parties would of course settle permanently upon the land, erect buildings, and cultivate the ground, and it would probably occur that the Government would be precluded from withdrawing the license, or putting up the lands to sale, by being unable to pay to them the full value of the improvements that had been effected.

The legitimate object of such an Act as the present is to authorize and regulate the temporary occupation of the Crown lands for purposes of pasturage, care being taken that its provisions should not interfere with the progress of survey, nor militate against the sale of the lands. Sheds and slight buildings, for the most part removeable, would seem to be all which it would be absolutely necessary to erect in such a climate as that of Australia, for the purpose of forming a temporary station, and such would doubtless be erected under the annual license which the law now enables the Governor to grant, while at the same time parties would not be induced to acquire a permanent interest in lands which they had not purchased.

The Queen has been pleased to disallow the Act as being contrary to the provisions as before observed of the Imperial Act on Land Sales; and in any renewed measure it will be desirable that neither the exact form of license, nor the amount chargeable for it, be fixed by the law itself; that no right of compensation for improvements be conferred on the occupants; but provided the power of issuing licenses is retained in your own hands, there would be no objection to a measure for the purpose of imposing penalties on persons using the Crown land without permission, and of laying down the mode of proceeding against offenders. It will remain for you to consider how far it may be indispensable to create some machinery for carrying out the object of the measure, keeping of course the expense within the amount which the system itself can be made to furnish.

Governor Hutt,
&c., &c.

I am, &c.
(Signed) STANLEY.

EXTRACTS of a DESPATCH from Acting Governor *Willoughby Shortland* to Lord *Stanley*, dated Auckland, 23rd September, 1842.

BEING convinced that a speedy and equitable settlement of the various claims to land in the islands will alone establish the colony on a firm basis, and preserve a good understanding between Her Majesty's European and aboriginal subjects, more especially in those districts through which the alleged purchases of the New Zealand Company extend, I have directed a notice to land claimants, drawn up in accordance with the terms of a Minute of the Executive Council, whose advice I requested on this embarrassing question, to be published in the Government Gazette; a copy of this and of the Minute referred to, I have the honour to enclose herewith.

* * * * *

The reports of the Land Commissioners have been made in conformity with the Ordinance passed in the second session of the Legislative Council, amending that of the first session; of these, 102 were confirmed by Governor Hobson; and I have not hesitated to carry into effect the provisions of the later Ordinance, as it is framed strictly

in accordance with the directions received in a despatch from your Lordship's predecessor, under date 14th April, 1841, No. 26, and because I feel assured that if any further delay were to take place, the claimants to land, who are at present suffering severely, would be reduced to great distress, and in some cases to ruin,—this course alone offering the most effectual means of creating an immediate exchangeable property, and thereby raising the drooping spirits of the colonists.

With a view to the settlement of the claims of the New Zealand Company, and others in the southern district, in which very considerable excitement at present prevails, I have addressed a letter to William Wakefield, esq., principal agent of the Company, a copy of which, as well as of a letter from Captain Hobson to that gentleman, referred to therein, I have the honour to enclose; and should the arrangements proposed meet with his concurrence, I intend to proceed to Port Nicholson as soon as possible, accompanied by the chief protector of aborigines, in order to render every aid in my power in making good the purchases of the Company.

By this course I conceive that two most desirable objects will be effected, namely, the speedy termination of the Court of Inquiry, and the affording undisturbed possession of their lands to those settlers who have purchased from the New Zealand Company.

(A.)

Notice to Land Claimants.

SUBJOINED is a list of claims to land confirmed on the 24th day of August, 1842, showing the consideration in respect of which the grant is in each case recommended to be made, the extent of the claim, and the number of acres to be granted to such claimant.

Survey of Land Claims.

Before a deed of Crown grant can in any case be issued, an actual survey will be necessary, in order that an accurate description of the land claimed may be obtained, showing its situation, boundaries, and extent, and such other particulars as may be necessary for identifying the same.

To expedite the final settlement of these claims, and with a view to put the claimants into possession with as little delay as possible, the conduct of the necessary surveys will not be confined solely to the Government survey department. Each claimant who may be desirous of obtaining an immediate survey of his claims will be allowed to employ a private surveyor, to be approved by the surveyor-general, on the following terms and conditions, and subject to such regulations as may from time to time be prescribed.

The sum to be allowed for completing the survey by private contract will be after the rate of 3*l.* for each linear mile.

The Crown grants will convey the number of acres to which the claimant shall have been found entitled. Should the boundaries marked out by the contract-surveyor at any time be found to contain a greater quantity of land than shall be contained in the deed of grant, the excess will be resumed. The particular portion of the land to be resumed will be selected at the discretion of the surveyor-general.

No reserves will in any case be required to be made which shall not be absolutely essential to the interests of the public.

Those claimants who may intend to effect the survey of their claims by private contract, must give notice in writing of such their intentions to the Colonial Secretary's office, on or before the day of

Land Orders.

For the convenience of those who may prefer land in the immediate vicinity of the settled districts to the particular land claimed by them, "Land Orders" will be granted to such of the claimants as may apply for the same to the Colonial Secretary's office, on or before the 31st day of March, 1843.

The claimant to whom these "Land Orders" shall be issued, will be entitled for the period, not exceeding two years from the date thereof, to tender the same as equal to a payment of the sum in respect of which a grant of land would otherwise have been made to him, in any purchase which he may effect of Crown lands at any Government sale within the colony.

These "Land Orders" will be transferable by indorsement duly recorded at the office of the Colonial Secretary, and must be taken in lieu of any claims to land in respect of which they may be issued.

(B.)

MINUTE of EXECUTIVE COUNCIL, Monday, 19th September, 1842.

His Excellency then directed the attention of the Council to the very great expense to which the Government was subjected on account of the survey department. By the Royal Instructions, the expenses of this department are never to exceed in any one year one-fifth of the estimated amount of the land revenue of the colony. The sums already expended in this branch of the service amount to about 6,000*l.*; whereas the actual amount received by sales of land is only 8,000*l.*; nor was there any probability of its exceeding this year 10,000*l.* The Council would, therefore, perceive how greatly the Government had exceeded the Royal instructions. As it now also became necessary to survey the lands recommended by the Commissioners (under the Land Claims Ordinance) to be granted to claimants, a very large survey staff would necessarily be required for performing this duty; it appeared to him, however, that this duty might be performed more reasonably by contract; but before submitting such a measure to the Council, he had deemed it expedient to direct the attendance of the surveyor-general before the Council, that they might have the assistance of his opinion on the subject.

The surveyor-general, being in attendance, was then introduced by the Clerk of the Council, when his Excellency acquainted him of the purpose for which he had been summoned. The Council then put the following questions to the surveyor-general, to which are annexed his replies:—

Question. Are you aware of the number of claims to be disposed of under the Land Claims' Ordinance?—*Answer.* I believe about 1,004.

Q. What number of claims have been already submitted to you?—
A. One hundred and two.

Q. Are you aware of the number of acres recommended by the Commissioners to be granted in those 102 claims?—**A.** Forty-two thousand acres. The original claims amounted to 192,000 acres; 150,000 acres will consequently remain demesne lands of the Crown.

Q. Do the whole 1,004 claims lie in one block?—**A.** No; they are scattered principally over the sea-coast and up the rivers, in all parts of the three islands.

Q. Are the 102 claims now submitted to you contiguous to each other, or are they also scattered?—**A.** They are scattered.

Q. You are aware that by the Royal instructions the expense of the survey department is never in one year to exceed one-fifth part of the estimated revenue derived from the sale of Crown land?—**A.** Yes.

Q. With a survey staff so restricted, and performing the current duties of the department, what progress could you make in putting these 1,004 claimants in possession of their lands?—**A.** Taking the present sale of land, for the year 1842, at 10,000*l.*, and taking into consideration the quantity of land which must necessarily come into the market by private sales, under the award of the Commissioners, I assume that the sale of Crown lands, for 1843, will not exceed 15,000*l.*, which would reduce the strength of the staff to 3,000*l.* in accordance with the Royal instructions; with such a reduced staff, and carrying on the routine business of my department, such as preparing a sufficient quantity of land for sale, the laying out lines of roads, and other duties consequent on the instructions I have received, I should not be able to put a single claimant in possession of his land.

Q. Suppose that a sum of 3,000*l.* should be voted for the sole purpose of putting claimants in possession of their lands, how long would it take before that object would be effected by a staff of that strength?—
A. About seven and a half years, at a cost of 22,500*l.*

Q. Supposing that the claimants were themselves allowed to obtain a survey of their lands at a given rate per acre, in what time might the whole of the claims be settled?—**A.** The time which would be occupied would depend on the number of surveyors they employed. The expense would be to them less than to the Government, in consequence of their being able to engage surveyors near the locality of their respective claims, thus avoiding a loss of time which would necessarily be experienced by the Government, in sending surveyors from one centre to the different extremities of the colony. As regards the time for the final completion of the survey of these claims, it would be very much abridged in consequence of the possibility of their proceeding with these claims simultaneously.

Q. For what sum do you think that an efficient survey of these claims could be obtained by contract?—**A.** About 10,000*l.*

Q. Do you think that the survey of these claims can be depended on if performed by contract?—**A.** I consider the most accurate method of surveying is by the Government surveyors; but under the circumstances, I think that contract surveys may be conducted with sufficient accuracy for carrying out the provisions of the Land Claims Ordinance. I could prepare certain checks which would tend in some measure to ensure accuracy, and when I am cutting up the adjoining lands which

become available to the Government, I shall have means of examining the correctness of the contract survey. I would recommend, also, that heavy penalties be enforced in case of fraud.

The surveyor-general was then requested to withdraw. His Excellency, after adverting to several points in the surveyor-general's examination, submitted to the Council the propriety of offering to the land claimants the option of receiving money orders, amounting to the sum reported by the Commissioners to have been actually expended by them in the purchase of lands, which money orders they would be at liberty to tender at any time in payment or part payment for Crown lands purchased at Government sales by public auction. His Excellency said, he was induced to bring this proposition to their notice, as he considered that the land claimants and the Government would be mutually benefited by it. Land claimants who were far removed from any settled district, would be afforded an opportunity of obtaining property of immediate exchangeable value, and, on the other hand, the Government would be saved the expense of surveying those lands; the sales by auction would be improved by increased competition, the demesne lands of the Crown would be considerably augmented, as claimants would obtain no more than one acre for every pound awarded by the Commissioners. His Excellency concluded by saying, that although by a speedy settlement of these claims a decrease in the extraordinary revenue might be necessarily expected, the ordinary revenue would be much improved.

After the case had been maturely considered by the Council, it was recommended, that the system of surveying by contract appearing to the Council to be attended with less expense to the Government, and also affording an opportunity for more speedily putting claimants in possession of their land, that the same be forthwith adopted, and that the suggestions embodied in the foregoing statement of his Excellency, relative to the issue of money orders, be also agreed to.

(True copy.)

(Signed)

J. COATES,

Clerk of Executive Council.

(C.)

SIR,

Auckland, New Zealand, 15th September, 1842.

By the lamented death of the late Governor, the administration of the government of this colony having devolved upon me, I take advantage of the sailing of the "Victoria" for Port Nicholson to assure you of my readiness to fulfil the promise conveyed to you by his Excellency, under date the 5th September, 1841, and to express to you my willingness to adopt any measures that may tend to expedite the adjustment of the land claims of the New Zealand Company, the final settlement of which alone can terminate the unhappy disputes which exist between the natives and the settlers of the southern district.

I have, &c.

(Signed)

WILLOUGHBY SHORTLAND.

W. Wakefield, Esq.

Principal Agent of the New Zealand Company.

(D.)

SIR,

Barrett's Hotel, Wellington, 5th September, 1841.

IN order to enable you to fulfil the engagements which the Company have entered into with the public, I beg to acquaint you, for your future guidance and information, that the local Government will sanction any equitable arrangement you may make to induce those natives who reside within the limits referred to in the accompanying schedule to yield up possession of their habitations; but I beg you clearly to understand that no force or compulsory measure for their removal will be permitted.

I have made this communication private, lest profligate or disaffected persons arriving at the knowledge of such an arrangement might prompt the natives to make exorbitant demands.

I have, &c.

(Signed) WILLIAM HOBSON.

*W. Wakefield, Esq.**Principal Agent of the New Zealand Company.*

COPY of a DESPATCH from Lord *Stanley* to Captain *Fitzroy*, R.N.

SIR,

Downing Street, 21st August, 1843.

I HAVE to acknowledge the receipt of the despatch of the acting Governor of New Zealand (No. 75) of the 23rd September, 1842, containing a report of the measures which he contemplated with a view of settling the claims to land, and of meeting the financial difficulties of the colony.

I approve of Mr. Shortland having directed his attention to an early settlement of the land claims, and I think that he acted judiciously in resolving to permit a system of survey by contract. The questions which naturally present themselves on establishing a system of this kind relate to the cost and the security for correctness.

On the first point, the charge of 3*l.* per linear mile seems reasonable, and, indeed, is precisely that which Capt. Dawson estimated in his report in 1840 upon the expense of surveying in New Zealand. According to his calculation, it would make the cost not exceed 4½*d.* per acre. But with regard to the other important head of the security for correctness, I doubt whether the object will be sufficiently met by a revision, as suggested in the surveyor-general's evidence, only on the occasion of the casual and uncertain visits of Government surveyors to the neighbourhood of the private surveys. To this question, therefore, I would wish that your attention should be directed.

I entirely agree in the principle of the land orders, that is to say, the orders receivable as money in payment for public land, which documents Mr. Shortland proposed to offer to claimants who will accept them in lieu of the particular land included in their claims. It should be the great object to give such parties every facility to take their lands where the settlement is in progress; and for this purpose the proposed orders afford a simple and commodious expedient. But while agreeing in the principle of the arrangement, there is one of the details which appears likely to defeat its object. The orders are not to be for a number of pounds sterling equal to the number of acres which have been

awarded to the party, but for the actual sum reported by the Commissioners to have been originally expended by the claimant. Thus, if a party having proved an expenditure of 200*l.*, and being entitled therefore to a quantity of 800 acres at the rate of 5*s.* per acre, or even to much more under some parts of the graduated scale of prices, were to accept one of the proposed orders available for the Crown lands of which the minimum price is 1*l.*, he could not obtain more than 200 acres. This would appear much the reverse of an encouragement; and unless the measure shall have been since modified in this particular, I am apprehensive that it may have proved a failure. Should this have been the case, and should you contemplate a renewal of some similar arrangement for claims hereafter decided, your best course would appear to be to make the offer at once of orders equivalent at 1*l.* per acre to the quantity of land awarded to the party.

In the proposal made to the principle agent of the New Zealand Company, to facilitate the settlement of any questions with the natives residing within the tract they claim, I have only to observe, that Mr. Shortland anticipated the course which has been agreed upon with the Company in this country.

The particular claims reported by Mr. Shortland to be disposed of, have, it appears, been settled under an Ordinance of 25th February, 1842,* which has since been disallowed. The previous law thereby revived (Ordinance of June 1841)† is more favourable to claimants, in so far as it lays down for them a graduated scale of prices, beginning so low as 6*d.* per acre, instead of one general price of 5*s.* per acre; it is less favourable in so far as it fixes a maximum extent of grant, beyond which the Commissioners of Claims may not offer a recommendation, unless specially authorized by the Governor and Council. I do not consider that the change from one law to the other need in itself entail a revision of claims already disposed of, and it is obviously desirable to avoid, as far as possible, the re-opening of settled cases. But, on the other hand, the change may, in point of fact, have led to fresh applications from such of the parties as would have had better terms under the law now revived, and some of these appeals may have been such as the Colonial Government will have found itself obliged in justice to attend to.

It appears to me that in this state of uncertainty any instructions from me would only tend to complicate the subject. In so far as parties may either be willing to acquiesce in the decisions they have received, or be unable to show very strong grounds why those decisions should be reviewed, I see nothing in the circumstances which would necessitate a disturbance of equitable arrangements already carried into effect.

I shall reply in a separate communication to that part of Mr. Shortland's despatch which relates to the financial condition of the colony.

I have, &c.,
(Signed) STANLEY.

* Ordinance of 25th February, 1842, Parl. Paper, No. 323, 1843, p. 205.

† Ordinance of 9th June, 1841, Parl. Paper, No. 569, 1842, p. 122.

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