

(No. 61.)



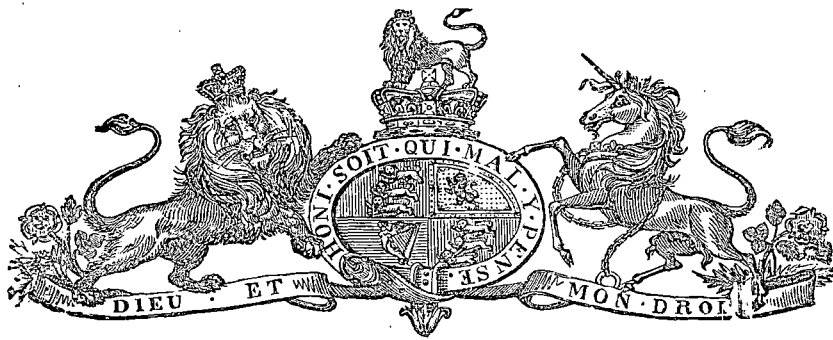
1865.

T A S M A N I A.

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

REPORT FROM THE SELECT COMMITTEE.

Brought up by Mr. Horne, and ordered by the House to be printed, 24 August,
1865.



REPORT from the SELECT COMMITTEE appointed by the House of Assembly to consider the Question of IMMIGRATION as connected with Free Grants of Land.

THURSDAY, 27 JULY, 1865.

Ordered, that a Select Committee be appointed to consider the Question of Immigration as connected with Free Grants of Land, with power to send for persons and papers.

FRIDAY, 28 JULY, 1865.

Ordered, that the following Members serve on the Committee on Immigration :—

MR. PERKINS.
MR. HAYES.
MR. JAMES LORD.
MR. ROSE.

MR. LEWIS.
MR. SIBLEY.
MR. HORNE.

EXPENSES of Witnesses.

| <i>Name.</i> | <i>Occupation.</i> | <i>From whence summoned.</i> | <i>Number of Days from Home.</i> | <i>Expenses allowed.</i> |
|----------------------------|--------------------|------------------------------|----------------------------------|--------------------------|
| | | | | £ s. d. |
| G. H. Wing | Farmer | The Old Beach ... | One | 0 19 0 |
| Bassett Dickson, Esq. | Settler | Richmond | Two | 2 16 0 |
| William Laid | Farmer | Cullenswood | One | 4 4 0 |
| Andrew Blackwood | Farmer | Back River | One | 1 8 0 |

PROCEEDINGS OF COMMITTEE.

No. 1. Wednesday, 2 August, 1865. *Members present*—Mr. Horne, Mr. Rose, Mr. Hayes, Mr. Sibley, Mr. Perkins, Mr. Lord.

No. 2. Thursday, 3 August, 1865. *Members present*—Mr. Horne, Mr. Sibley, Mr. Rose, Mr. Perkins, Mr. Hayes, Mr. Horne.

No. 3. Friday, 4 August, 1865. *Members present*—Mr. Horne, Mr. Sibley, Mr. Rose, Mr. Perkins, Mr. Hayes, Mr. James Lord.

No. 4. Tuesday, 8 August, 1865. *Members present*—Mr. Horne, Mr. Sibley, Mr. Rose, Mr. Hayes.

No. 5. Wednesday, 9 August, 1865. *Members present*—Mr. Horne, Mr. Sibley, Mr. Rose, Mr. Perkins, Mr. Hayes.

No. 6. Thursday, 10 August, 1865. *Members present*—Mr. Horne, Mr. Sibley, Mr. Rose, Mr. Hayes.

No. 7. Friday, 11 August, 1865. *Members present*—Mr. Horne, Mr. Sibley, Mr. Rose, Mr. Perkins, Mr. Hayes, Mr. Lewis, Mr. James Lord.

No. 8. Tuesday, 15 August, 1865. *Members present*—Mr. Horne, Mr. Sibley, Mr. Rose, Mr. Perkins, Mr. Hayes, Mr. Lewis, Mr. James Lord.

No. 9. Wednesday, 23 August, 1865. *Members present*—Mr. Horne, Mr. Sibley, Mr. Hayes, Mr. Rose, Mr. Perkins, Mr. Lewis.

R E P O R T.

THE SELECT COMMITTEE appointed to consider the Question of IMMIGRATION as connected with Free Grants of Land have the honor to bring up the following Report.

YOUR Committee have taken the important Question remitted to them by your Honorable House into their most anxious and earnest consideration. They have held several meetings. They have examined various witnesses; and they have availed themselves of such official information as was accessible to them. Your Committee are glad to be able to state, as the most prominent result of their labours, that they have arrived at a unanimous opinion upon the principal subject of their investigations. Without a dissentient voice they have come to the conclusion that it is absolutely necessary for the best interests of the Colony that the Government and the Legislature should devise some means of attracting additional population to our shores. In no other way, they feel assured, will the natural resources of Tasmania be properly developed; in no other way will her lands be settled by an industrious and thriving population; in no other way will the elasticity of the Public Revenue be secured, and the burden of taxation be rendered light and easy to be borne; in no other way will a sound and substantial foundation be laid for the certain and permanent prosperity of all classes in the community. It may happen—and the Committee trust it will—that in no distant time Tasmania will not be found to be deficient in some one or other of those great sources of wealth which have so wonderfully stimulated the material progress of the neighbouring Australian Colonies. But the truest wealth of every country is its labour; and as long as Tasmania only possesses a fair and sufficient supply of this, the abundant advantages which nature has bestowed upon her in the way of soil, climate, and situation, need render her warmest well-wisher but little apprehension of her future.

The first consideration that presented itself to your Committee, after they discovered that they were unanimous in their opinion upon the necessity of reviving Immigration to the Colony in some shape or other, was, whether it was desirable that the Colony should be asked to pay either the whole or a portion of the passage-money of such Immigrants as they would desire to see introduced into their midst. The Committee believe that, for many reasons, such a system would be far from expedient. In the first place, the finances of the Colony are hardly in a position at the present time to bear additional burdens. In the second, even were this not so, your Committee do not consider a scheme of directly assisted Immigration a desirable one to adopt. There can be no comparison between the classes of Immigrants who come out under the two different systems. The Immigrants who arrive here at their own expense have, in all probability, weighed anxiously and diligently all the risk of the undertaking; they have considered both the advantages and disadvantages of this most serious step in their lives; they have taken care to supply themselves with proper and reliable information before they have hazarded their little capital in the venture. A large proportion of the Immigrants whom we ourselves imported under previous arrangements aimed rather at a temporary change in their situation in life, than a permanent home in a new country to be won by labour and self-denial. They regarded Tasmania solely as a stepping-stone to the Gold-producing Countries by which it is surrounded, and of which they had heard so much, rather than as a Colony where a comfortable livelihood could be easily earned, and a respectable position in society without difficulty attained by the most ordinary exercise of the virtues of industry, sobriety, and frugality. Your Committee consequently recommend that there should be no revival of the old expenditure of the Public Funds upon Immigration. But they are strongly of opinion that the lands of the Colony should be turned to a thoroughly profitable and substantial account by inducing voluntary Immigration. They believe, moreover, that a fresh stimulus to settlement in Tasmania, and to the cultivation of its unoccupied fertile lands, should not be confined to the Immigrants only. They would offer the same advantages to the youths of the Colony to rear homesteads for themselves in the land of their birth. Nor would they shut out the adjacent Colonies. These, however, are all matters of detail; and the best method of explaining the more practical features of the plan your Committee suggest for adoption will be to give the Resolutions at which they have arrived at length. They accordingly insert them here:—

RESOLVED—1. That it is expedient that Agricultural Areas be set apart both for the purpose of Immigrant occupation, and for settlement generally, under conditions hereinafter to be stated; that those areas once so set apart be withdrawn from Public Sale, and be incapable of alienation except for the object above stated.

2. That all male persons from the age of 18 to 36, whether Immigrants or natives of the Colony, shall be entitled to select such lands under the said conditions.

3. The following shall constitute such conditions:—

A. All such Agricultural Areas shall be divided into Fifty-acre Sections, and every alternate Fifty-acre Section shall be allotted and reserved.

B. That after five years personal residence, and the cultivation of not less than ten acres of his original allotment, the settler shall receive a Free Grant of the whole fifty acres; and he shall, moreover, have the option of

purchasing the reserve of the second lot of fifty acres adjacent to his original allotment at the price of One Pound per acre, and under the Credit provisions of the Land Regulations Act, at any period of his occupation.

- C. That, at intervals as near as may be of every twenty Sections, the Government shall reserve the right of constructing roads of sixty feet in width between and to the rear of these Sections.
- D. That no person being already the owner of land in his own right shall be capable of taking advantage of the provisions of these Regulations.
- E. That two areas of not less than (4000) Four thousand acres be set apart for the purpose of inducing the immigration of small German freeholders; the one to be at the Florentine River, the second in the Ringarooma District.
- F. That, for the purpose of carrying out the various provisions of this scheme, two accredited agents be appointed, the one to explain its provisions throughout England, Ireland, and Scotland, and the other throughout Germany. Both will, of course, have to be provided with the proper authorities; and the latter will have to be supplied with such credentials as shall satisfy the German Government of the *bonâ fide* nature of his mission.
- G. To meet the expense of this agency, the Committee propose that the Government shall place upon the Estimates a sum of One thousand Pounds.

Your Committee have now explained at length their plan. They are convinced that if carried out with prudence and energy it will prove of incalculable practical benefit to the Colony. So far from diminishing the Land Revenue, they are strongly persuaded it will increase its returns, from the natural desire of the Immigrants to purchase their adjacent lots, and from the way in which it cannot fail both to develop and enhance the value of the Crown Lands of the Colony. Its adoption, moreover, can scarcely fail to produce *bonâ fide* settlement in the Colony of a really useful class of Colonists, to add materially to our population and our labour, and consequently to increase the consumption of all dutiable articles. They leave, however, now their suggestions to the consideration of the Legislature. The evidence upon which they are chiefly founded is appended to their Report; and your Committee can only say, in conclusion, that it will be a matter of unfeigned congratulation to themselves if their deliberations on so important a question shall eventually prove to have resulted in real practical benefit to Tasmania.

THOMAS HORNE, *Chairman*.

Committee Room, 23rd August, 1865.

EVIDENCE.

No. 1. WEDNESDAY, 2 AUGUST, 1865.

MINUTES OF COMMITTEE.

Present—Mr. Horne, Mr. Hayes, Mr. Rose, Mr. Sibley, Mr. Perkins, Mr. Lord.

Mr. Perkins moved that Mr. Horne do take the Chair.

Question put and passed.

Mr. Perkins moved that the Committee sit at 11 o'clock on Tuesdays, Wednesdays, Thursdays, and Fridays in each week.

Question put and passed.

Mr. Perkins moved that Mr. Blackwood, of the Back River, New Norfolk, be summoned to give evidence before the Committee on Friday, at 11 o'clock.

Question put and passed.

Mr. Perkins moved that Mr. Calder be summoned to give evidence to-morrow at 11 A.M., and that he be requested to bring with him such plans of the Island as will show its settled and unsettled districts.

Question put and passed.

Mr. Perkins moved that Mr. Bassett Dickson, of Glen Ayr, Richmond, be summoned for Friday, at 12 o'clock.

Question put and passed.

Mr. Hayes moved that Mr. Wing, of the Old Beach, be summoned for Tuesday, at 11 o'clock.

Question put and passed.

Mr. Hayes moved that Mr. Pillinger be summoned for to-morrow, at 12.

Question put and passed.

Mr. Perkins moved that the evidence taken before the Immigration Committee last Session be laid before the Committee. Carried.

Mr. Hayes laid the document (given in Appendix A.) before the Committee.

Mr. Horne moved that the following three questions shall constitute the basis of the deliberations and investigations of the Committee :—

First. That Agricultural Areas be set apart for the purpose of Immigrants' occupation. That these Areas be withdrawn from public sale and reserved for the above purpose.

Secondly. The description of persons to be considered Immigrants entitled to settle upon such Areas.

Thirdly. The conditions upon which Grants shall be issued for the land so located.

Question put and passed.

The Committee adjourned at 1 o'clock,

No. 2. THURSDAY, 3 AUGUST, 1865.

Present.—Mr. Horne, Mr. Sibley, Mr. Rose, Mr. Perkins, Mr. Hayes.

MR. CALDER *called in and examined.*

1. *Mr. Horne.*—Can you point out any unoccupied Agricultural Lands in the Colony? I think I can.

2. All leased lands are leased from year to year? Yes.

3. Can you furnish a Memorandum of the extent of land in the Colony fit for agricultural purposes unoccupied, and in what Districts such Land is situated? Yes, approximately.

4. What amount of land is there of this description between Launceston and Cape Portland? About 100,000 acres.

5. This land lies on or near the proposed line of road to Launceston? Yes.

6. Is the land heavily timbered? Yes. There is not much good land in that District not heavily timbered.

7. Can you show the Committee the District on the map? Yes. (Map shown to the Committee.)

8. Is there between the Tamar and the North-west Country land fit for cultivation? Yes, abundance.

9. In blocks fit for Agricultural Areas? Yes.

10. In Devon is there any considerable quantity of land fit for Agricultural purposes? Yes.

11. How much? I think I may say, without hazard, about 100,000 acres.

12. In the County of Wellington is there any quantity of land fit for settlement? Yes. I say so from the report of Mr. Wedge. He reported that there were about three quarters of a million of acres.

Mr. Perkins moved, that the Surveyor-General be requested to furnish the Committee with a detailed account of various sections of crown land available for occupation by small farmers for agricultural purposes, showing, as nearly as he can, the extent of areas, and where situated; preference being given to those that are contiguous to public roads, and water carriage. Carried.

13. *Mr. Horne.*—Is there any land of the same description in the south, near to Hobart Town? Yes, within fifteen or twenty miles.

Mr. Calder then retired.

MR. PILLINGER *called in and examined.*

14. *Mr. Hayes.*—Do you know of any land unsettled available for cultivation in small blocks? There is land of this kind all through the country to the east of Oatlands. In all I should think about 150,000 acres.

15. *Mr. Perkins.*—Do you know of any land adapted for small farms in this part of the country? I do.

16. What number of acres would you propose to give a small farmer to cultivate? About fifty acres.

17. *Mr. Horne.*—Is not that rather small? No, I think it would be sufficient.

18. *Mr. Perkins.*—What quantity of that land could a farmer bring into cultivation during the first year? From ten to thirteen acres, where it is not heavily timbered.

19. *Mr. Horne.*—What amount of land do you believe there is available for agricultural purposes in the east of the Colony? I believe there is a million of acres.

20. *Mr. Perkins.*—From your experience as a farmer what crop would such a farmer put in the first year? Any kind of crop.

21. To what extent could farmers cultivate the first year, and what would be the value of the produce of ten acres for that time, taking wheat at 5s. a bushel? He would cultivate to the extent of about 50 bushels.

22. At that rate he would receive fifty pounds for his year's operations, two hundred bushels at five shillings? Yes.

23. What would that farmer be capable of doing the second year? He could bring under cultivation about half as much again.

24. That would make fifteen acres, returning a gross amount of £75? Yes.

25. And the third year? He would have to work up the amount already cultivated. I don't think he could cultivate more than twenty acres. The profit would be in proportion. I don't believe that he would be able to bring more than the 20 acres of the 50 under cultivation. The rest he would devote to other purposes.

26. *Mr. Perkins.*—That 20 acres would be equivalent to 400 bushels? Yes.

27. That, at 5s. a bushel, would be £100? Yes.

28. *Mr. Horne.*—The residue would be made available for his cows, and his working stock? Yes.

29. *Mr. Perkins.*—What amount of capital would be required by such a Settler at starting, supposing that he had a wife and three children? I think about £50.

30. That would not keep him in provisions and purchase for him his plough, his bullocks, his cow, &c.? It would do all this for him, provided two or three families settled together.

31. *Mr. Horne.*—Supposing young men of this Colony started in small farms of this description? They would do very well. They would work together, and assist each other. The £150 would be quite sufficient capital for three Settlers of this class at the outset.

32. *Mr. Hayes.*—Don't you believe that, taking these lands on the average, Settlers could realise value from the timber upon their farms? Yes. Whenever they had occasion to go into the nearest township they would take in a load of timber, and purchase necessities with what it would fetch. In addition to this, Settlers of the class of which you speak would earn money by both shearing and harvesting.

33. *Mr. Horne.*—What amount do you suppose they would earn in this latter way? From twenty to thirty pounds a year.

34. *Mr. Perkins.*—Do you believe Immigration is desirable in the present condition of the Colony? Yes.

35. Would you encourage the settlement of small farmers on crown lands fit for agricultural areas? Yes; to a limited extent.

36. Would you encourage an unassisted system of Immigration by giving Free Grants of land in consideration of the passage-money paid by the Immigrants? Yes. I would lay aside a million of acres for that purpose.

37. Upon what conditions ought such Grants to be issued? I think a residence of five years, and the payment of the Survey fees; the latter amounting to not more than a shilling an acre.

38. *Mr. Rose.*—Would you offer the same inducements to native youths to settle? I would. I would grant such lands on the same condition to youths from the age of 15. This would prevent their going away.

39. How far would the land you speak of be away from the main road to Launceston? From 20 to 30 miles.

40. Would you give any land beyond the fifty acres under any circumstances to these Settlers? Yes. If they fulfilled the conditions within five years, I would give them an additional grant of thirty acres. This would make in all eighty acres.

41. *Mr. Horne.*—Should one of the conditions be to make a road? No. It would only embarrass them.

42. *Mr. Hayes.*—What amount of land should the Immigrant clear before he receives his Title? One-fourth.

43. By clearing, you do not mean to remove the whole of the timber? No. I simply mean to clear it in such a way as to render it available for cultivation.

Mr. Pillinger then withdrew.

The Committee adjourned at forty minutes past 12.

No. 3. FRIDAY, AUGUST 4, 1865.

Present—*Mr. Horne, Mr. Sibley, Mr. Rose, Mr. Perkins, Mr. Hayes, and Mr. James Lord.*

MR. BLACKWOOD called in and examined.

44. *Mr. Horne.*—How long have you been in the Colony? About eight years and a half.

45. Have you been much about the Colony? Yes. About the Rural Districts.

46. *Mr. Perkins.*—How long have you been farming? My family have been farming ever since we landed. I myself have been farming at Cambridge about four years.

47. You have a family, then? Yes.

48. Have you any sons of the ages between 15 and 25 years? Yes; three. They came out with me

49. Have they been employed with you on the farm? Yes.
50. Are they disposed to continue farming operations? Yes.
51. In the present state of the Colony, do you think you will be able to retain those lads? I fear not.
52. What course would you advise this Committee to recommend to Parliament to adopt to retain here either the native-born lads or the immigrant youth? That is a very difficult question for me to answer.
53. Do you think if inducements were held out to the youths to remain here in the shape of a free grant of land, they would remain? There are so many differences in reference to grants of land, that it is hard for me to answer you. Man is a social animal, and likes to have those he cares for around him. When the agricultural area question was being discussed in Parliament last year, several where I live had meetings to consider and discuss the question; and I found then that a good many families were disposed to join together and to settle down together, upon the understanding that the Government would first make roads, or would open up other means of communication with markets.
54. When you speak about making roads, I suppose that you mean that if the Government were to contribute some assistance, the settlers would lend their aid to make these roads? Yes; I think so. There were about 12 families who talked the matter over, and they were disposed to settle in that way at that time; nor do I think the experiment would succeed very well if tried in any other manner. I mean that they were desirous of settling together for the sake of association and co-operation.
55. Do you think, if Agricultural Areas were reserved and proclaimed for that purpose, small farmers would be induced to immigrate to the Colony for the purpose of cultivating them? I don't think it would tempt many to come out here.
56. Do you believe that such a system of giving free grants of lands would induce immigrants of the class of which I speak? Well, I can scarcely say: it might. When I left home there was a strong feeling against the Colony in Scotland on account of its convict character, and against the Government as being the Government of a Colony of this description.
57. *Mr. Horne*.—Now that transportation has altogether disappeared would not that feeling be removed? Well, I would hope so: I think it might.
58. *Mr. Perkins*.—I should like to ask you again with regard to the young men of the Country, whether many would be retained by such offers as we now propose? Yes, a good many.
59. What quantity of land would you offer to each family,—say a family consisting of four; and what to a single young man? Fifty acres for the young man.
60. For a family of four? I would say 100; for the simple reason that 100 acres well cultivated are worth 200 treated negligently.
61. *Mr. Lord*.—Is the land of the Colony well adapted for agriculture? Many parts very well.
62. *Mr. Horne*.—Is the usual style of farming that has fallen under your observation good or bad? Very bad.
63. To what cause do you attribute the bad farming? There was a great demand for hay when I came to the Colony, for export; and the consequence was, that there was a system of one-cropping, and a want of fallowing and manuring,—so that the soil at last became quite exhausted.
64. *Mr. Sibley*.—Have you observed any want of proper labour? Yes, there has been a great want of proper labour. I have had occasion to ride over Cambridge, Richmond, Pittwater, Carlton, Bream Creek; and I observed a general absence of proper labour.
65. *Mr. Horne*.—Do you believe that if a number of immigrants accustomed to agricultural pursuits were induced to come to Tasmania, this would supply that proper labour? Certainly.
66. *Mr. Hayes*.—Before you left Scotland, if it had been generally known there that yourself and your two eldest sons could have got a grant of 50 acres each, wouldn't you have come with a better heart and with a determination to employ yourself in cultivating the land? Well, there have been so many deceived who have left their homes in this way, and some of their grants have turned out so unsatisfactory, that I hardly think so. I have my fears about it. I don't believe it would induce the proper class.
67. *Mr. Sibley*.—Do you believe such a system would bring any from the neighbouring Colonies? I have not sufficient experience to say.
68. *Mr. Lord*.—What kind of labour would you desire to bring here? The hardy yeoman class of England and Scotland.
- Mr. Blackwood then retired.
- The Committee decided to summon the Honorable Mr. Abbott for 11 o'clock on Tuesday, 8th instant, and Mr. Bassett Dickson for 12 o'clock on the same day.
- The Committee then adjourned.
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No. 4. TUESDAY, AUGUST 8, 1865.

Present.—Mr. Horne, Mr. Sibley, Mr. Rose, Mr. Hayes.

The Honorable MR. ABBOTT examined.

69. *Mr. Horne.*—What is your opinion with respect to Immigration as connected with Free Grants? I have placed on record my opinion on this subject in a general way, which I now produce. The paper is signed by myself, Mr. Perkins, Mr. Murray, Mr. Rose, and Mr. Hodgson. In presenting this paper the Committee will observe from its contents that I deal only with principles, and not with details.

The following paper was put in and read:—

ROUGH Outline of a Proposal to give away small Tracts of Land in Tasmania to promote the Immigration of the Industrial Classes from the Mother Country and Germany.

SOME years since, when examined as a witness before a Select Committee on the Waste Lands of the Colony, I advocated the giving away the lands in small tracts to encourage Immigration. I also was of opinion, that remission in the purchase money of lands should be made to Officers in the Army, Navy, and late Company's Service, as in times past. On referring to the papers in the Assembly, the pamphlet that I produced as to the system adopted in Queensland cannot be found, so that I am unable to refer to particulars; but it is sufficient for me to observe, that this mode of encouragement of Immigration has added greatly to the growth of that Colony, and tended more to develop its industrial resources than any other means that could be devised. The late accounts from Brisbane announce the arrival of the *Commodore Perry* of 5000 tons, with 620 souls, consisting of paying, assisted, and free Immigrants; and this makes the 52nd vessel which has arrived there under similar circumstances since the Land Regulations have been carried out in England, under the exertions of Mr. Jordan, a gentleman who seems eminently calculated for the post entrusted to him. My opinion remains unchanged as to the benefits to be derived from free immigration; and I am inclined to think that many Members of the Legislature hold similar views. Tasmania has not perhaps the advantages of site to offer to the English and German peasantry, but we can tell them that we possess a climate which is unequalled in the Australias. The advent of a large number of the industrial classes just now would, in my opinion, partially resuscitate the Colony, promote trade and commerce, assist and benefit alike the Merchant and Shopkeeper, and cause an impulse to every class in the community. What an impetus to labour and to society generally would not the arrival of a few ships monthly at the Ports of Hobart Town and Launceston create! At present there is a sad stagnation pervading everywhere.

How many hundreds there are here who would write to their relatives and friends and advise their advent to this Colony under inducement. Every Immigrant arriving would bring some small means, which in the aggregate would amount to a large sum that would fructify and benefit the general good. The want of labour is now much felt in the Country Districts, and this desideratum would be supplied by the arrival of Immigrants; for all such persons would not necessarily go on the land, many would take temporary employ. Assisted Immigration, as far as this Colony is concerned, has been a failure.* We have spent about £400,000 in Immigration,—the debt of the Colony,—and it has done us no possible good. If this amount had been saved, and the land given away conditionally, what a different state should we now be in. There can be no question that if this large amount had been disbursed in useful Reproductive Works, the situation of the Colony would not be so stagnant as it is at present. A subject for discussion might possibly arise, that to give away the lands now would be to the injury of the public creditor, and that the proposal would be unjust to those that have purchased.

On that subject I would observe, that the present idea would only embrace the granting of small lots to Immigrants for a special purpose; that the pastoral lands would still be sold or leased. But if there was any point in such an objection, by parity of reasoning it would equally apply to a reduction in the price of the public domain from 20s. to 5s., which has already been done. I would limit the scheme to a period of *three* years to test its effects. Now comes the consideration, how can this plan be carried out? In this paper, hastily penned, I propose to deal with *principles*, and not *details*. I would have the Surveyor-General instructed to mark off, in various parts of the Colony where suitable, "Agricultural Areas for Immigrants," lithographic plans of which could be furnished the Agent in England for circulation there and in Germany. The lot of land to be given each Immigrant to be a subject for after consideration, as well as the condition on which it should be given. A mode something similar to the location of the Pensioners' Allotments might be adopted. Connected with this subject is a question, whether or not it would be prudent to make Tasman's Peninsula available for Agricultural Areas, and allow the Pastoral Lands in that locality to be sold. This would necessitate the removal of the Convicts to Maria Island, or some other safe place in the Straits. If this were done, fishing depôts would be formed at Port Arthur, which would afford auxiliary food, not only for ourselves, but the entire Australias, and give employ to many Colonial craft and hundreds of fishermen.

I further advocate, that remission orders be allowed to Officers in the Army and Navy. How many there are who would avail themselves of this indulgence,—especially those of the Indian Service,—who cannot take advantage of the liberality of the Queensland Regulations owing to the arid nature of the climate! There is another subject that I have often thought of that is deserving of consideration. Parliament has abolished pensions to officers of the Civil Service. Now, would it not be a graceful act on the part of the Colony to offer remissions in the purchase of the public lands for length of service to persons holding office, whether responsible or otherwise, under defined regulations? In the adjoining Colonies officials, both responsible and those whose tenure is during pleasure, enjoy higher salaries and receive pensions; and this circumstance works an injury, in my opinion, to our Civil Service. The abolition of pensions was a policy of expediency—an innovation of Americanism—for all Monarchical Governments thus require the services of their servants. I think it would be well if the Colony were to encourage, by remission orders in land, the importation of animals of any kind that would eventually lead to an export—such as the South American alpaca, and the Thibet goat. The proposition herein-before propounded will involve, if acted on, the necessity of two Emigration Agents,—one here and one in England,—men of energetic habits and unmistakable industry.†

EDWARD ABBOTT.

Bellerive, 6 June, 1865.

* Since 1855, £186,600 has been raised under the Immigration Commissioners Act. Of this sum during 1856, £100,000 was paid to the Treasury for expenses of Immigration of previous years. The Commissioners have since spent £86,000, leaving £14,000 available.

† Land is being sold in Queensland in large quantities simultaneously with its gift to Immigrants.

‡ There are at present thirteen millions of acres of unlocated lands in Tasmania.

MEMO.

The quantity of land unlocated is about 12 or 13 millions of acres,—is it not?

EDWARD ABBOTT, M.L.C.,
Bellerive, 12 July, 1865.

J. E. CALDER, Esq., *Surveyor-General*.

A little over 13,000,000.—J. E. CALDER.

The Honorable E. ABBOTT.

I approve of the land being given away in small sections for agricultural purposes.

JOHN PERKINS.

Hobart Town, 8 June, 1865.

I agree with Mr. Perkins. I think Mr. Abbott's ideas are admirable; and believe that there is plenty of unoccupied Crown Land in the Ringarooma Country of the finest quality, well suited for small settlements. All that it requires is a road, which I trust the ensuing Parliament will give.

D'ARCY W. L. MURRAY.

15 June, 1865.

I approve of grants of land being given to Emigrants on the following conditions:—A Location Order for 30 acres, the owner to remain in the Colony for the term of three years before he can obtain a grant; for 50 acres, four years in the Colony.

ALEXR. ROSE.

10 July, 1865.

I approve of the principle embodied in your Scheme, and should be glad to see an increase of our population.

17 July, 1865.

W. HODGSON.

Mr. Abbott also desired to express an opinion as connected with the question of Immigration upon the subject of the Reproductive Works now under the consideration of Parliament.

Permission having been conceded, Mr. Abbott proceeded to say—"I much fear that that large and liberal measure will fail to do good eventually to the country unless it is coupled with Free Immigration. I fear, after the expenditure of this money, in a few years, unless population is introduced into the country, that it will have a very injurious effect on the community generally, and that a reaction will take place."

70. *Mr. Horne*.—Are you aware that there is a general desire among the youth of this Colony to leave it and seek employment elsewhere? I could not answer that question.

71. Is there, or is there not, to your knowledge an exodus of many of the native youth? There has been, and is now.

72. Are you of opinion that that exodus would be stopped or mitigated if free grants of land were offered to those who desire to leave the Colony? Of course it would; for I only propose that these grants should be given on the condition of settlement.

73. *Mr. Sibley*.—Do you not believe that five years residence would be a better period as the condition of residence on which the grants should be issued than three years? I am not disposed to go into details.

The Honorable Mr. Abbott then retired.

MR. WING called in and examined.

74. *Mr. Horne*.—Your name, Sir, if you please? Charles Henry Wing.

75. Where do you reside? At the Old Beach.

76. *Mr. Hayes*.—You availed yourself of the new Regulations some years back under "The Waste Lands Act?" Yes, of the Regulations of "The Unsettled Waste Lands Act, 1858."

77. Can you give us an idea of the conditions you had to comply with? The agreement is this: The applicant is to satisfy the Commissioner of Crown Lands that he has as many pounds sterling as the number of acres he applies for, up to six hundred and forty acres,—fifty is the minimum, six hundred and forty the maximum; there must be personal residence for five years; he must clear five acres in each fifty of the land so applied for within the five years, or he must erect buildings and machinery to the value of £250 for each fifty acres. Mine, for instance, was a grant of four hundred acres. Before I received a free grant I must, if I had performed either of these conditions, have laid out £2000. I should have mentioned that it was necessary to fence the land.

78. Did you know of any other person who applied for land under these regulations? My father applied for two hundred acres; and Moriarty, and a man commonly called "Blind Jack," for 50 acres.

79. Are any of those persons remaining now on their allotments? No; they have abandoned their allotments.

80. Will you give your reasons for leaving? A more than usually high flood swept away everything I had, after nearly three years' occupation.

81. *Mr. Hayes*.—I suppose you had land given you on the same river, and you were bound neither to fence it nor to fell the trees. Could you put under cultivation one-fourth in five years? An energetic man could. I believe I could have done so myself.

82. What is the quality of the land on the west bank of the Florentine? It varies very much; there is an immense quantity of very excellent land.

83. What is the quality of land on this side of the Florentine? Similar to that on the west. A great deal of it is of very excellent quality.

84. That is not available under these Regulations? It is not.

85. Have you been in any other part of the country where there are crown lands unoccupied? I have been in the unsettled Districts; I have been up the Gordon River very nearly to its source from the Great Bend; and also from the Great Bend down to the Denison Plains.

86. What is the general quality of that land? Very poor.

87. *Mr. Horne*.—Is there any pasture on the Denison Plains? Yes; but very rough.

88. Do you know its nature? It consists generally of what is called button-grass.

89. That land you say is very poor? There are rich spots in it, but it is generally very poor.

90. *Mr. Hayes*.—Do you believe that an Immigrant could settle on the land on which you were residing and make a living? I should have no hesitation myself in returning to these lands, if I had the means.

91. What distance is it to the nearest occupied Township? 30 or 31 miles. That Township is Hamilton.

92. *Mr. Horne*.—Is there or is there not to your knowledge an emigration of the youth of this Colony to other Colonies? I believe there is, a very great emigration; in fact, I may say that I know it of my own knowledge.

93. Do you believe that a system of giving Free Grants of land would prevent that emigration? I scarcely believe it would.

94. For what reason? I believe for this reason, that what available land there is in the Colony is so far back that there is a prejudice against settling on it.

95. Do you know this available land you allude to as being so far back from your own observation? I know the land as far as I could view it for the dense scrub; I am speaking of the Florentine country only.

96. Do you know the country to the eastward? No, not at all. I must be understood to speak of the country eastward of the Main Line of road between Hobart Town and Launceston.

97. Do you know of any available land on the east side of the Florentine? I can't say I do, without going far into the bush.

98. Do you know the Arthur Ranges? No, I have not been so far back.

99. The land you have been speaking of is near Hamilton? Yes; past Hamilton.

100. Have you long been residing there? About three years.

101. Is not most of the land you have been describing taken up? No; none taken up.

Mr. Wing then retired.

MR. BASSETT DICKSON *called in and examined.*

102. *Mr. Horne*.—You have been a resident in the Colony for many years? Since February, 1830. *Mr. Bassett Dickson* here stated that he had embodied his views on Immigration in the following paper, which was read:—

MEMO.

There are large tracts of land in Tasmania heavily timbered, the soil of which is very fertile and capable of supporting many thousands of human beings, but which under the present Land Regulations are lying unoccupied and waste, and which are at present but a useless wilderness. If the Land Regulations were altered and improved so as to hold out sufficient inducements to Immigrants and others to settle on these lands, the Colony would be benefited by the presence of such settlers, our exports would necessarily be increased by the fruits of their labours, the public Revenue would be improved in consequence of the dutiable articles they would consume, our taxation would press less heavily in consequence of the wider field over which it would be spread, and the Colony generally receive an impetus in the right direction, by which all the Colonists would be greatly benefited.

It is objected that the lands to which I allude are remotely situated and inaccessible for want of roads, &c. I reply, not so. For instance, the Florentine Valley has an excellent metalled road right through it, its only fault being that it is rather too narrow, yet I could with perfect safety drive my carriage over it. The soil of the valley is of the most fertile description. The timber, consisting as it does of magnificent myrtles of large dimensions, celery-topped pine, and other very beautiful and most valuable wood, could doubtless be turned to profitable account if owned by an energetic, industrious, and intelligent class of people; and I may further add, that if the Florentine Valley were thus inhabited, the facilities for developing the mineral riches which doubtless exist to the westward in the neighbourhood of the Frenchman's Cap, and the range of mountains running north and south therefrom, would be very greatly increased. It is also well known that an excellent quality of black marble beautifully streaked with white can be found in abundance in the Florentine Valley: and if a large population existed there, this marble might be worked and polished and exported to Melbourne, Sydney, Adelaide, and perhaps ultimately India and China. But if this be deemed too ambitious a dream, still the natural fertility of the soil is such that a large quantity of agricultural and dairy produce would soon be raised if a sufficiently large population were induced to occupy the land. Now, in my opinion, this can be done only by giving free grants of land of from 50 to 200 acres to each *bonâ fide* settler with a family, no matter whether such settler came from Europe, America, or the Australian Colonies, only let them be of the Caucasian race. Single men might get 25 acres, to be doubled when married. But these are mere details easily arranged if the original idea be approved.

There are also similar large tracts of heavily timbered land at Port Esperance, South Bruny, and in different localities round the coast accessible by water; but the Florentine Valley has several advantages which it would take too long to enumerate.

As a people the Germans, from Northern Prussia especially, make good settlers. I know many even in Tasmania who are decidedly an acquisition, being sober, industrious, persevering, and consequently prosperous. Adelaide also bears witness to the benefits derived from an influx of respectable German Emigrants,—not the sweepings of Dantzig, Hamburg, or other large cities,—but residents of the rural districts, among whom, I am informed, there is no disinclination whatever to emigrate.

In proportion to the capital the Immigrants may bring the free grants might be increased in size; but labour is capital, and therefore a small grant might be offered even to those whose only capital is the labour of their hands and the workings of their minds.

At present we are acting like “the dog in the manger,”—we neither use the land ourselves nor permit others to own it, unless they pay a price for it far beyond its present value.

It is said by some that giving free grants would lessen the value of the Debentures secured on the Land Fund. But I deny that this would follow. But even if it did, then give the holders of such the option of taking those on the General Revenue. And as the General Revenue would doubtless be increased, consequently the security would be improved; therefore no holder would object to the change. It has also been said that the land is mortgaged to the holders, and therefore ought not to be given away; but surely the public lands are not mortgaged because the Government retain the power of selling the lands, which no mortgagor would permit, consequently it cannot be admitted that the public lands are under mortgage.

It is also a well known fact that a large number of the youth of the Colony leave it to seek their fortunes elsewhere in the neighbouring Colonies. This might to a great extent be prevented by offering sufficient inducements for them to remain, by giving them as well as Immigrants free grants.

103. *Mr. Perkins.*—Suppose we give a man 50 acres of land, what capital will he require before he receives any return? I regard labour as capital: I think he would require very little money.

104. Do you believe it would be advantageous to have such a system worked by means of small communities settling together? By communities, decidedly. Isolated persons have no chance of success. Take Mr. Wing's case, for instance. I predicted the result; and my prediction proved correct. I consequently advocate the principle of giving grants of land in proportion to the capital the Immigrants may have, in order that there may be all classes of Immigrants, from the man of capital to the mere labourer.

105. In your opinion, how many acres are available for agriculture in the Florentine Valley? That could be easily ascertained from the Surveyor-General; but I believe at least 20,000 acres.

106. You know of your own knowledge that there are other localities suitable for agricultural areas? Yes, I do, in many parts of the Colony.

Mr. Dickson then withdrew.

Mr. Perkins moved that *Mr. Laid* and *Mr. Marwedel* be summoned for to-morrow at 11. Carried.

The Committee then adjourned.

NO. 5. WEDNESDAY, 8 AUGUST, 1865.

Present.—*Mr. Horne, Mr. Sibley, Mr. Rose, Mr. Perkins, Mr. Hayes.*

MR. LAID called in and examined.

107. *Mr. Horne.*—What is your name, Sir? William Laid.

108. Where are you living? At Cullenswood, just beyond Fingal.

109. How long have you been living there? At Cullenswood and Fingal combined about five years.

110. Have you any relatives with you there? Two brothers.

111. Are you occupied in farming? I have both a small sheep-run and a farm.

112. Is there any land there fit for cultivation? Not in the neighbourhood; but at George's River there are considerable quantities: I visited that locality some years back with Mr. Steele to select some land.

113. Was the land there worth £1 an acre? Yes; but there was no available labour.

114. What do you think it would cost per acre to clear that land? I can only say what has been done. About fourteen miles from George's River I know that a man, with a single hand to help him, cleared from thirty to forty acres in three years, ringing the larger trees, and cutting down and burning off the smaller ones.

115. Are you aware whether the youth of this Colony are leaving it? I know they have been leaving it for some time past.

116. Are you of opinion that a system of giving them small free grants would stop their exodus? It would not only stop their exodus, but induce others to come out.

117. What extent of land did the person you allude to possess? About one hundred acres: but then he is a thoroughly industrious young man, always busy about his farm.

118. Is he married? Yes.

119. Has he a good log-hut? Yes; he built it himself.

120. Such a grant as that of which I have been speaking should be about 50 or 60 acres, should it not? Yes. That would be quite sufficient for a labouring man. From 40 to 50 acres would, in my opinion, be quite sufficient, so long as it was tolerable agricultural land. Of course it will happen where there are 30 acres or so of rich land there will be adjacent perhaps 100 acres of comparatively worthless land. That, I think, ought to be thrown in, as it could be of no value to any one else, and would be of considerable use to the Settler.

121. Are you of opinion that Free Grants of land of such an extent as you have named would induce a farming population to come to this Colony? That would depend, in my opinion, on the manner in which those inducements were made known to them.

122. Will you explain further what you mean? If these inducements were announced to them by mere advertisements in a newspaper, I don't think that it would be sufficient to tempt the right class of Immigrants: By the right class, I mean the agricultural class.

123. In what way, then, would you publish those inducements? I think that a person thoroughly acquainted with the Colony, and able to explain to them all its ups-and-downs, should be sent home. They are rather sceptical—this agricultural class, and they would have no leisure to seek information for themselves. That information must be brought to their own homes by a travelling Agent, who should explain what was their true position, and what their prospects would be. There is a *certain* independence for a working man here, if he only retains the habits he knows to be essential at home; namely, those of economy, sobriety, and industry.

124. Would it be desirable that neighbours and farmers should settle together, so that they should not feel themselves altogether in a strange land? Yes, undoubtedly. I could cite an instance that occurred some years back in proof of the value of co-operation. Some neighbours, myself amongst them, at Falmouth, three or four years since, under the direction of a man named Drain acting as a guide, intended to locate themselves together, but an application was made to the Government that this person Drain should receive a grant of 100 acres for his services. All the rest would have been purchased. An answer was returned that no free grant could be issued. The consequence was, that the whole thing fell to the ground. There has been no settlement. Drain left the Colony, carrying his family with him to Port Albert. My brother, another of the party, went to New Zealand. A young man named Nisbett, also a member of the party, went to New Zealand, and is now in Victoria. He returned some few months since to see if anything had been done in reference to this land; and finding that nothing had been done, returned to Victoria. The chief difficulty in all these cases is to get the pioneer.

125. *Mr. Perkins.*—In connection with the questions that have been already put to you, whether, when you referred to the farming population at home, were you speaking of men who would require assistance to come out, or of men who could pay for their own passage? I believe they would require to have their passage paid. The Englishman clings to his home; and if he has 10 or 12 acres from which he can get a comfortable living he is not easily induced to leave that home.

126. Taking another view of this question, I would ask you, if such inducements were held out to the small farmer,—a man, for instance, farming from 30 to 40 acres,—whether he would pay his own passage on condition of receiving a grant of land when he arrived here? No; I don't believe he would come out. A man farming 30 or 40 acres is, to a certain extent, an independent man; he is surrounded by every comfort, he obtains his living without any irksome toil, his work is regular, and his returns are almost certain.

127. Don't you think that every Englishman is ambitious to possess his own freehold? True, he is.

128. Can the small farmers at the present day anticipate anything of that kind in the Mother Country? They don't require it. It is to their advantage, in many cases, to be tenants.

129. *Mr. Horne.*—If, in addition to the grant of 50 acres given to him in this way, a grant of 30 acres were to be given to (say) two of his sons, would not that constitute a sufficient inducement? It would depend very much upon the quality of the land.

130. Are you acquainted with the country round Falmouth? Yes.

131. Is that part adapted to agricultural purposes? Such land as is adapted is at present in possession of Mr. Steele, who some years back, when he came into possession of the property, cut it up into small blocks of 20 to 30 acres, and let it to the Scotch, English, and German Immigrants. This was about nine or ten years ago. These persons remained for the time of their leases, and did very well; but when their leases expired Mr. Steele would not renew them; and, accordingly, some left the Colony, while others again remained in the neighbourhood of Cullenswood. The land itself was converted into pasture land.

132. Are there any small farmers near Cullenswood? Yes, one or two are now occupying land in the neighbourhood of St. Patrick's Head; but it is so worthless that they must throw it up. Such is the desire of working men to possess a small plot of land of their own, that they have selected these lands in order that they might be near a township where they might obtain work in the meanwhile.

133. You think that it ought to be represented to these Immigrants that they would get employment during harvest and shearing time? Yes; they would, of course, get employment then.

134. *Mr. Perkins.*—Are not the farmers in that neighbourhood largely engaged in dairy operations? Yes.

135. Can you give anything like an estimate of the value of the export of dairy produce from that neighbourhood? I have not made an estimate lately; but two years back I made an estimate that there were about 35 to 40 tons of butter, 20 to 25 tons of cheese, and about 5 or 6 tons of bacon. The cheese has increased this last year; nearly 50 tons of cheese have been produced, but there has been a smaller amount of butter.

136. You believe the export trade then might be considerably increased? Yes; in the neighbourhood of George's River: it is adapted for such purposes.

137. I believe it is generally admitted that the quality of dairy produce from that locality is equal or superior to that from any other part of the Colony? I believe it is: I have seen no dairy produce equal to it coming from any other part.

138. *Mr. Rose.*—Have you visited the Ringarooma District? No; I propose to visit that District. I have heard a great deal about it.

139. Have you been to the North-west Coast? Yes; about 18 months ago. There is a considerable extent of agricultural land there well adapted for wheat growing.

140. What is the drawback to settling upon it? I went to purchase a 50-acre block of land for my brother, but the land is too dear—a pound an acre. Then, in addition, there would be the difficulty of getting the produce to market. These lands are not occupied yet. The expense of clearing them would be about £4 10s. an acre. When I speak of clearing, I mean cutting away the brushwood, ringing the trees, and burning the scrub.

141. What do you think of the qualities of the soil? Well adapted for agriculture, very rich, and of a chocolate colour.

142. Were there any settlers there? At Table Cape all the land visible as you enter the settlement is cleared, even to the tops of the hills. They are all small settlers there, I believe.

143. What time of year was it when you were there? In February.

144. You could then see what kind of crops they had? Very good indeed: we were all quite pleased with them. One field of wheat we saw was 8 feet high in the first crop; the heads were enormous; the oats stood 7 feet high.

145. Did you hear what were the average crops? I entered into conversation with the settlers, and I observed the crops all the way. The crops were uniformly good from Deloraine to the Mersey, and from the Mersey to Table Cape. There is very little land from Deloraine to the Mersey, however, under tillage: it is in private hands.

146. *Mr. Hayes.*—Suppose a small farmer in England should fail, would not a grant of land in Tasmania be sufficient to induce him to come out? Many of that class might avail themselves of it; but they don't believe the placards and posters of an agent in the towns.

The Witness here desired to make the following statement:—"There exists great difficulty in getting labour. In our own case we have had no regular ploughmen all the season: we anticipate throwing up the farm on that account, and going down to New Zealand."

The Witness then withdrew.

MR. MARWEDEL *called in and examined.*

147. Your name is Ernst Marwedel? Yes.

148. From what part of Germany do you come? The Kingdom of Hanover.

149. You were examined last year on this subject? Yes; in July, 1864.

150. Do you adhere to the evidence you gave then? Yes, with the exception of the latter part stating that the German farmers commenced work at 2 o'clock in the morning. I never said that; it is absurd.

[*Evidence here read over, and put in.*]

MR. ERNST MARWEDEL *examined (July, 1864).*

"*By Mr. Perkins.*—I am a merchant in Hobart Town. About eight years ago I called upon Mr. Sprent, the Surveyor-General at that time, suggesting that German Immigrants might be got up by offering them, for the passage money they paid themselves, an equivalent in land, in such a locality to enable them to cultivate partly their own land, and by obtaining employment from other sources. I gave the Surveyor-General a proper plan at that time. I am still of opinion that the small farmers in Germany would be induced to emigrate to this Colony, provided an offer was made that they should, in consideration of defraying their own passage, receive a grant of so many acres of land adapted for agricultural purposes,—such grants to be issued in the course of five years on certain conditions to be hereafter named.

"I consider that not less than fifty acres would satisfy them, taking the average number of each family to be five. I would advise that, in the event of this offer being acceptable, the emigrants on their arrival should be located in communities. I believe the German farmers to be sober and industrious, and a hardworking people. In their own country they have to commence work at two o'clock in the morning, whereas here they would only have to get up at six or seven to go to work."

151. Do you think that inducements of 50 acres for a man, and 30 additional for a son of 16, would bring German agricultural Immigrants out? I do, if certain guarantees were offered by the Colony; and the permission of the German authorities could be obtained to publish those inducements.

152. What guarantees do you allude to? I speak of the appointment of an accredited agent in Germany, who could prove that certain good land was ready for the reception of the Immigrants. In that case I believe the plan would be received very favourably. They would pay their own passage out. They are small freeholders, and could sell their land to defray their expenses to get to a country where they could have land cheap, as they do now when emigrating to America, or the Brazils, &c. I desire to suggest that it would be better for me to write down my views on the subject. I have studied the question a good deal; and I will then, if the Committee desire it, appear before the Committee again, so that they can examine me upon my suggestions if they please.

Mr. Marwedel withdrew.

The Committee decided to summon Mr. Marwedel for 11 o'clock to-morrow.

The Committee then adjourned.

No. 6. THURSDAY, AUGUST 10, 1865.

Present.—Mr. Horne in the Chair, Mr. Sibley, Mr. Rose, Mr. Hayes.

MR. MARWEDEL *called in and examined.*

Mr. Marwedel handed in the following letter, which was read:—

Hobart Town, 9th August, 1865.

SIR,

In addressing you on this subject I will at once state that I always thought a population of small farmers was essential to the welfare of the Colony at large; and during the last 10 years I have endeavoured to convince our legislators that my plan is a useful one, and must be adopted sooner or later.

As long as this Colony is compelled to import grain and meat it is impossible to go ahead; but if we have a population of producers, and we are again in the position of exporting and supplying the increasing wants of the neighbouring Colonies, we may even attain the same prosperous position as South Australia.

The success of my countrymen in that Colony was sufficient proof of their being good colonists; and this induced our Government, 11 years ago, to make an attempt to get German Immigrants. A firm in Sydney was authorised to make the necessary arrangements, and they sent a man for that purpose to Germany; but this man, without any moral standing, had only one desire, viz., to get 3 ship-loads of human beings in the shortest possible time: and it is only natural that communities found it a very easy way of getting rid of their paupers, and instead of a farming population, we had, in the year 1855, an influx of inferior mechanics, idlers, cripples, and such as were a burden to their friends at home; and everybody almost knows that the majority of them were a burden to this Colony as well; and, fortunately, most of these have left again. There were, of course, some exceptions, and if the Country Magistrates and the Savings' Banks were asked to give an opinion, you would hear that they were industrious and saved money. Most left with their earnings for the neighboring Colonies, where land might be more easily obtained: few have remained, and are a credit to the District.

I do not wish to praise my countrymen, but I believe no other nation is better adapted for colonization; for the German peasant's glorious idea is, to have sufficient land for himself and his family, and he is prepared to undergo any amount of hardship and privation to carry this out.

The difficulty of clearing can be overcome by labour and time. The soil surely is on an average here as good as in Germany; and when I maintain that farming hitherto has been carried on by men who understand nothing about it, I believe that men who understand it, who will do it in a systematic manner, who do not complain about the want of labour, because they do everything themselves, and who grow most of their necessities on their own land, such men are quite satisfied if they get double the price for their produce they were accustomed to get at home.

The German peasant is not a tenant but a small freeholder; he has from 2 to 10 acres of his own; he cannot enlarge his property by purchase, and when his children are grown up they have to go abroad to seek for a living; and that is the reason why German peasants sell their freehold and go to a foreign land where land is easily accessible, and where the family can live together in unity.

This class of Germans I have in view. And these people, instead of going to America, the Brazils, the West Coast of America, &c., might be induced to emigrate to Tasmania, if sufficient advantages were offered to compensate for the larger amount of passage-money which they had to pay to bring them to this Island.

During the last few years unscrupulous Agents have been employed in Germany to induce people to emigrate to Russia, the Brazils, &c., promising free grants of land and government assistance, while they were deceived and thrown into misery, and the Governments of the different States are consequently very watchful; and an Agent authorised by Tasmania to carry out any emigration to this Island ought to be a man of undoubted respectability, and should be provided with such proofs of the sincerity of the Colony that he might rather expect support than impediments on the part of the German Authorities.

I believe an Agent for this purpose would only be required to induce the first 100 to come. If these are once here and prosper, there is no fear that the second 100 comes without invitation; for it is a well-known fact that large families will unite to send one family first, who will report and remit money home to enable the remainder to follow.

It is also well known that the female portion of these Immigrants would go to service; and if their earnings go towards the support of the male portion, who clear the land and build a homestead, it is evident that such people must be a good acquisition in every respect.

I now submit to you my views how such Immigration might be successfully carried out; and although I shall leave this Colony very shortly to settle in Queensland, I beg, in conclusion, to say, that if my advice or my influence in Germany should ever be of any use, the Colony in which I have lived 12 years may at any time call upon me and I shall be at your service.

I have the honor to be,

Sir,

Your obedient Servant,

ERNST MARWEDEL.

*The Chairman of the Select Committee on Immigration,
House of Assembly.*

Mr. Marwedel then handed in the following Plan to establish a German Colony in Tasmania, which was also read:—

1. Government to proclaim a block of land of (say) 4000 acres, to be reserved for the purpose of inducing German peasants to come out to Tasmania at their own expense, and to obtain for such passage-money an equivalent of land under certain conditions. The Surveyor-General's Report should be obtained that such land is adapted for the purpose.

2. The management of this Reserve to be vested in Commissioners.

3. One-third of the area to be set apart for grazing and wood cutting.
4. Two-thirds to be surveyed and subdivided into 50-acre allotments, the same to be numbered consecutively 1, 2, 3, 4, 5, and so on.
5. Every Male Immigrant of the age of 20 who arrives in this Colony at his own expense shall be entitled to one of these 50-acre allotments numbered 1, 3, 5, 7, 9, by drawing lots.
6. The even numbers of the allotments 2, 4, 6, 8, 10, shall be reserved for 5 years after the arrival of the first lot of Immigrants.
7. To give the industrious man a chance to increase his allotment, he shall be at liberty at the end of these 5 years to become the purchaser of the allotment next to his own at the rate of £1 per acre, under the credit system.
8. If he relinquishes his pre-emptive right, Government shall then have the power to offer the allotment by public auction.
9. The grant of the land shall be given to the occupant when the land has been actually occupied 5 years, and when 10 acres have been cultivated.
10. As it is not probable that Immigrants arrive with cash in hand, and to enable the newly arrived to commence at once the cultivation and the building of a homestead, Government undertakes to employ, during the first year, such as are desirous and in want of employment in making the necessary roads through the Settlement, and from there either to the main road or to a shipping-place, for three days in the week, either by day work or by contract, Government taking every precaution that fair value is given for money thus expended.
11. The Commissioners supplying provision and seed if required in lieu of money, at current prices.
12. An Agent to be appointed to proceed to Germany to visit the different agricultural districts to propound the scheme, to be provided with undoubted proofs of the honesty of the inducements held out to intending emigrants; the Foreign Office, Downing-street, being requested to legalise his proceedings.

ERNST MARWEDEL.

Hobart Town, August, 1865.

Mr. Marwedel then withdrew.

Mr. Calder attended and explained that he would be prepared with his Report at 12 o'clock to-morrow (Friday.)

The Committee then adjourned until 12 o'clock to-morrow.

No. 7. FRIDAY, 11 AUGUST, 1865.

Present.—Mr. Horne (in the Chair), Mr. Rose, Mr. Hayes.

Mr. CALDER *called in and examined.*

Mr. Calder submitted the following memorandum and a map of the Colony, showing the blocks of good lands unsold fit for agricultural purposes :—

MEMORANDUM.

That the Surveyor-General be requested to furnish this Committee with the detail account of various Sections of Crown Lands available for occupation by small farmers for agricultural purposes ; showing, as nearly as he can, the extent of areas and where situated, preference given to those that are contiguous to public roads and water carriage.

[Handed me by the Honorable Chairman of the Immigration Committee to furnish the information required.

J. E. CALDER,

Committee Room, House of Assembly, 3 August, 1865.]

Survey Office, 11 August, 1865.

SIR,

In compliance with the orders contained in the pencil memorandum above attached, with which you honored me on the 3rd instant, I beg to afford a detailed statement of such tracts, with position of each, shown on a copy of Sprent's Map that accompanies this Report, of good Crown Land as are suitable for settlement by such farmers.

I will commence with those nearest to Hobart Town.

BUCKINGHAM.

No. 1 Plot.—Within three hours ride of this city is a considerable valley now known as the "Sandfly Basin," in which most of the little tributaries of the Sandfly Rivulet have their sources. This Basin covers 15,000 acres, whereof 8000 or 10,000 is useful agricultural land, often of greater excellence than most of the farm lands of the Huon District. The soil is mostly a brown loam, resting very usually on a subsoil of clay. It is covered with virgin forests and scrubs of great denseness. The larger trees are all of the Eucalyptus family, and will generally come in profitably in the ordinary timber trade of the Colony, and will thus often prove an advantage rather than otherwise to those who choose to convert such of them as are suitable for splitting purposes instead of destroying them. Of the lesser trees, the tall straight wattle, so much used in the manufacture of cask staves, is tolerably plentiful. The elevation of the bottom of the highest part of the basin has been ascertained by levelling to be about 1400 feet, while the average is possibly 800. The cost of clearing such ground for cultivation in the rough manner in which such ground is cleared throughout the Colony,—namely, by getting rid of all trees under 12 or 18 inches in diameter, and killing all others by ringing them and letting them stand, would be about £15 an acre, which is exclusive of the cost of homestead, fences, implements, &c. The Sandfly Basin

is contiguous to that part of the Direct Huon Road now about to undergo a thorough repair by the Government. It is at present approached by a road suited for bullocks only, as parts of it are as steep as 1 in 8; but it were easy to find a much better road. This tract should accommodate about 100 families at 80 acres each. This plot is well watered.

No. 2.—The next area that I desire to bring under notice is situated about eight miles north east of the incipient Township of Franklin at the Huon River, to which place the traffic of this spot must naturally be directed. It contains, according to the Report of the District Surveyor, Mr. G. Innes, much about 2000 acres of good soil, and is covered with forests exactly similar to those growing in the Sandfly Basin. It is approached by an ordinary bush cart road that starts from a pond on the direct Huon Road near Mr. Parsons', and the cost of clearing would be about the same as at the Sandfly Basin. It should provide homes for about twenty families. This plot is well watered.

KENT.

No. 3.—Crossing the Huon River, a hilly tract of about 2000 acres will be found lying to the west of the Township of Franklin, and about a couple of miles from the north-western boundary of the same, and would accommodate about 20 families. This spot is interspersed with inferior patches of land; so each farm would have to take in some poor soil. It is at present quite unapproachable, no road leading near it; but it is designed by the Government to construct a tramway from the water's edge to and through it, for which purpose the Assembly has voted £5400. This grant, however, has not yet received the confirmation of the Upper House, as the subject has not yet reached that branch of the Legislature. The elevation of this plot may be about 1500 feet. It is well watered. Cost of clearing not less than the Sandfly Basin.

No. 4.—In a south-westerly direction from the last described block, and distant from it four or five miles, is another plot of land, which Mr. Innes describes as suitable to place Immigrants on. He estimates its area at 4000 acres. This is the only spot lying on this side the Island that I am writing about of which I know nothing personally. Its soil is described to me as good, and is approached, in part, by a private tramroad running back from Hospital Bay, Huon River, four miles or so, from which a rough cart road was cut by the Government about four years ago, but of whose condition I know nothing. It is presumed that this plot would provide forty or fifty small farms. Cost of clearing, the usual price paid for heavily timbered land hereabouts. It is all well watered.

No. 5.—Proceeding still southerly, a fine tract of land is found near the Township Reserve of Walpole. It contains 1500 or 2000 acres of prime land, which is heavily wooded and well watered. It should accommodate twenty families. The cost of clearing as above. It is approached by a cart road, so wretched as to be hardly travelling for several months of every year. Its natural outlet is Port Esperance, the most beautiful Bay in Tasmania, from which it is distant about three miles.

No. 6. There is another large tract of good land lying between Port Esperance and Southport, of whose area reports differ: one Surveyor reporting it to contain about 16,000 acres, and another about 12,000. I have been much over it myself, and willingly accept the latter statement. The elevation of this tract may be generally taken at 600 feet above the sea level. The soil is excellent, and the forests, viewed commercially, most magnificent; they cover every acre of it: it is pretty well watered. There is a fair bullock-cart road running near to but not into it, but it is designed to lay down a Tramroad through it, for which the Assembly has voted £4500. It should accommodate at least 100 families. The cost of clearing this land would not be less than £15 an acre. Port Esperance is about 40 miles from Hobart Town by water, and is, I conceive, destined to become a place of much consequence.

No. 7. The only other tract in the south of which I have reports is in the County of Pembroke. It is known as the Carlton Scrub, and covers about 2000 acres. It is distant from Sorell Town about 13 miles. The soil is excellent, and the water sufficiently abundant for all farm purposes. It is approached by a rough bullock-cart road. As its name imports, it is covered with heavy forests, to clear which by scrubbing and ringing would cost £12 or £15 an acre. It should provide farms for 15 or 20 persons.

It may be here observed, that the Crown Lands of the Southern Districts have not been so perfectly examined as the Northern ones, on account of their extreme unfavourableness for investigation. Wherever these lands are good, on either side the Island, the forests growing thereon are perfectly awful; but in the South the quantity of dead wood that strews the surface every where is at least five times greater than is the case with the Northern forests. I never could satisfy my mind as to the cause of this, and I have sought with fruitless enquiry to discover the circumstance, or combination of circumstances, that produce this peculiarity. It may be that there is something in the soil, the climate, or perhaps even the undulatoriness of the surface of the South, preservative from active decay which does not exist on the other side the Island. This, which so much impedes examination, is also the chief reason that the process of clearing for cultivation is just thrice as dear in the South as in the North, where all that is ever done in the way of clearing off the timber in fitting the land for tillage is done for £5 the acre, instead of £15, which is about the price here. The Southern lands are more stony also.

Though I believe there is much yet to be discovered amongst the crown lands of the south, I do not think they are destined at present to afford so favourable a field for Immigration as those of the North. Those parts of the South which still belong to the crown are generally more hilly than those lying in the North: and here also settlement has so spread itself over almost every acre, except the heavily wooded lands, that the most desirable tracts for small farmers lie in the private estates of the large landholders, and are used by them mostly for pastoral purposes. In these estates are immense tracts suitable for every purpose of civilized life. But until circumstances arise to produce the disruption of these large, and often magnificent properties, the South, as it seems to me, must continue to be less suited for the support of population than the North.

DORSET.

Nos. 8 and 9.—Turning to the North, I will commence my description of such spots as are suitable for Immigration as are known to this Department that lie in Dorset, the north-easternmost County of Tasmania. Passing over a large tract of what is described as first class land, and what is also described as covering 40,000 acres lying a few miles west of George's Bay, which as it is not approached by any road, either designed or existing, I shall not commend particularly to the notice of the Honorable Committee, I take leave to state, that on the Ringarooma River is a very large extent of the finest soil I have seen in the Country, Scott's New Country alone excepted. It is quite impossible to give anything more than an approximation to its actual area, but I am quite sure I do not over-rate it in putting it down at about 40,000 acres. This land is heavily wooded, but the clearing processes of ringing and scrubbing would not, I believe, exceed Five Pounds the acre as a general thing. At present a wretched bridle track is the sole means of approach to the best portion of the place; but the Assembly has voted £18,250 for the construction of roads hitherward,—one to unite it with the small harbour of Bridport, which is suited for vessels of not more than 30 or 40 tons; and another to connect it with the Northern capital. I am aware

that the Ringarooma Country has been described by many authorities whose evidence is entitled to great respect as much more capacious than the figures I have used would seem to prove; and without presuming to call into question the fidelity of their statements, I have thought it right to keep well within the truth, and to say that I believe there would be no difficulty to find room for about four hundred families hereabouts. It is well watered. I have visited this place myself, but more with the view of assuring myself of the excellent qualities of the soil, than to take any surveys to decide the question of extent.

No. 10.—Proceeding westerly a few miles, we come to a noble tract of land, where there is a considerable settlement already formed known as “Scott’s New Country,” but where our Surveyors report that there are still some thousands of acres of fine land that are still unoccupied, extending to a village reserve called “Springfield.” I believe the cost of clearing here varies from £4 to £6 an acre. An inferior cart road unites Springfield with Launceston; and a similar sort of road leads from the Scott’s Country portion of the block with Bridport; so both the roads designed for Ringarooma may be said to be equally designed for the place I am describing. There should be room for fifty or sixty families here, on first class land, and I believe that ultimately many more will be accommodated on fair land that lies about this quarter.

As will be seen by the plan that accompanies this letter, there are several pieces of land of good quality in Dorset, but which are either too small or too isolated to be attractive of much attention at present, especially while such large masses remain unoccupied in places likely to be made approachable by roads. In following out, therefore, what I conceive to be the spirit of my instructions, I think it better rather to record their existence than to go into particulars about them, as they are not likely to be in much demand for several years.

DEVON.

No. 11.—In the next westerly county, Devon, Mr. Surveyor Hall reports the existence of about 6000 acres of fine land, lying at a place known as Brumby’s New Country. It is heavily wooded and well watered, and is to be approached by a road for which the Assembly has voted £10,000. I am sorry to say that I have no particular report of it, nor have I visited it.

No. 12.—Proceeding still westerly, we come to numerous tracts of land, varying in size from 1000 to about 20,000 acres, all of excellent quality, heavily wooded, and well watered. It is hardly possible to overrate the excellence of the soil of these tracts, which is usually what is termed a chocolate loam, in thickness from two to four feet. It is singularly destitute of stones of any kind. Thriving communities are springing up almost everywhere here. Hence the scattered and patchy look of the blocks of good land of this quarter, as seen on the plan, but which are generally connected by existing Settlements. These scattered spots, forming as they do the unoccupied portions of larger areas, must be described together. The total area of good crown land hereabouts (which, however, it is not possible to be certain of) cannot be less than 60,000 acres. The cost of clearing this land would not be more than £5 an acre. The roads of this district are very generally as bad as bad can be; but the excellence of the soil, combined with the facilities that exist for easy and rapid communication with Victoria, make agricultural farming here the great occupation of the inhabitants of the district. For the large tract connected with the Port of Ulverstone by the road represented by a black dotted line the Assembly has voted £10,442, and £6000 more for bridges over the Forth and Leven Rivers. The chief Ports along the coast are generally suited for vessels of 100 tons, and the Mersey for those of much greater burthen. In the lesser Ports, vessels of 60 tons enter. Communication with Melbourne is constant. Many hundreds of families may yet find homes in this place; and while I shall for the present limit the number to five or six hundred at 80 or 100 acres each, I believe I am much below the mark. For the heavily wooded lands of Tasmania are so unfavourable for observation, being so closely planted with shrubs that one can hardly ever get a clear view of a dozen yards, that it is quite impossible to estimate areas with certainty: and I may here make the general remark that, throughout this Report, I have tried to keep below the mark.

WELLINGTON.

In Wellington, the north-westernmost County of Tasmania, there are very large areas of good land. My authorities are Surveyors Wedge* and Lette, who report very favourably on large tracts of land here, which they describe as very superior, but in terms too general to enable me to delineate them. I must, therefore, await further opportunities for acquiring more particular knowledge than I now possess before pretending to describe the tracts these gentlemen have traversed. Mr. Wedge’s examination and Mr. Lette’s overlap each other, so to speak; but the countries they describe lie within the limits surrounded by red dotted lines. In the large block, to the west of all others colored on the plan, Mr. Wedge believes he saw 700,000 acres of land of “excellent quality.” The following passage is cut from his printed Report. It describes large areas of bad land; but I attract particular attention to the lines I have underscored with red (lines underscored printed in *italics*):—

“In order to bring under one view the nature and eligibility of the different tracts of land I have explored, and to assist the Government in its decision respecting the limits of the Company’s location, it will be necessary to particularise the different descriptions of land in the north-west quarter of the Island. It will appear that it consists of grassy land that may be taken possession of with but little expense—the sandy plains and the forest land. Without taking into the estimate the small detached spots, it may be calculated that at Circular Head, Cape Grim along the West Coast, and the Grassy Hills, I discovered that there are at least forty thousand acres of land fit for the immediate purposes of grazing, with the probability that there is a considerable extent interspersed among the forest yet undiscovered; and also that a great scope may be brought into tillage at a very moderate outlay of capital. The heathy hills in the neighbourhood of the River Tret, the plains in the vicinity of the Duck River, those along the northern coast, and also the extensive plains dividing the good land from the forest along the western coast, amount altogether to about one hundred thousand acres; and cannot be considered fit for either of the purposes of agricultural or grazing, being of a bad quality and very wet. *The forests are extensive, and may be estimated at about seven hundred thousand acres. This land, being heavily timbered, is unpromising in its present state, and such as no private individual could possibly undertake to improve. It is, nevertheless, of excellent quality, and such as the Company’s resources might be employed upon with the prospect of ultimate success.* There is no doubt but the expense of clearing such land will be great; but if a judicious system be laid down and acted upon, it will not be so heavy as it would appear to be on a first glance; for, if it be progressively done, the produce of that which is first cleared will contribute largely towards improving the remainder. The timber in these forests, of which the greater proportion is pencil cedar, may prove a valuable article of export, and defray a great portion of the expense of clearing the land. It is therefore my opinion, that this description of land is available for the Company’s purposes, *for it will undoubtedly, when cleared, be some of the most valuable land in the Island*; and, in support of this opinion, I may instance that, in the United States and other New Countries in America, the land with the greatest quantity of timber upon it is chosen as being the most valuable.”

* Now the Honorable J. H. Wedge of the Legislative Council, who was employed to explore this country in 1828.

I beg in conclusion to state, that I have found it impossible to treat this subject more briefly than I have done; for descriptions, however short, of each of the numerous plots of land I have had to bring under notice necessarily occupy much space when collected together into one letter.

I remain, Sir,
Your very obedient servant,
J. E. CALDER.

Mr. Calder then withdrew.
The Committee adjourned.

No. 8. FRIDAY, 18 AUGUST, 1865.

Present.—Mr. Horne, Mr. Perkins, Mr. Rose, Mr. Sibley, Mr. Lewis, Mr. Hayes.

Mr. Horne laid upon the Table a copy of the *Australasian* newspaper, containing Mr. Boothby's Report to the Chief Secretary of South Australia on the South Australian Agricultural Statistics for the year 1864-65.

RESOLVED.—That Mr. Boothby's Report should be added as an Appendix to the Evidence taken before the Committee.

The Committee then agreed to the following Resolutions:—

RESOLVED—1. That it is expedient that Agricultural Areas be set apart both for the purpose of Immigrant occupation, and for settlement generally, under conditions hereinafter to be stated; that those areas once so set apart be withdrawn from Public Sale, and be incapable of alienation except for the object above stated.

2. That all male persons from the age of 18 to 36, whether Immigrants or natives of the Colony, shall be entitled to select such lands under the said conditions.

3. The following shall constitute such conditions:—

- A. All such Agricultural Areas shall be divided into Fifty-acre Sections, and every alternate Fifty-acre Section shall be allotted and reserved.
- B. That after five years personal residence, and the cultivation of not less than ten acres of his original allotment, the settler shall receive a Free Grant of the whole fifty acres; and he shall, moreover, have the option of purchasing the reserve of the second lot of fifty acres adjacent to his original allotment at the price of One Pound per acre, and under the Credit provisions of the Land Regulations Act, at any period of his occupation.
- C. That, at intervals as near as may be of every twenty Sections, the Government shall reserve the right of constructing roads of sixty feet in width between and to the rear of these Sections.
- D. That no person being already the owner of land in his own right shall be capable of taking advantage of the provisions of these Regulations.
- E. That two areas of not less than (4000) Four thousand acres be set apart for the purpose of inducing the immigration of small German freeholders; the one to be at the Florentine River, the second in the Ringarooma District.
- F. That, for the purpose of carrying out the various provisions of this scheme, two accredited Agents be appointed, the one to explain its provisions throughout England, Ireland, and Scotland, and the other throughout Germany. Both will, of course, have to be provided with the proper authorities; and the latter will have to be supplied with such credentials as shall satisfy the German Government of the *bond fide* nature of his mission.
- G. To meet the expenses of this agency, the Committee propose that the Government shall place upon the Estimates a sum of One thousand Pounds.

The Committee then adjourned.

No. 9. SATURDAY, 23 AUGUST, 1865.

Present.—Mr. Horne, Mr. Rose, Mr. Sibley, Mr. Hayes, Mr. Perkins, Mr. Lewis.

Report brought up, read, and adopted.

The Committee then adjourned.

APPENDIX.

A.

*Draft. (July 23rd, 1865.)**A BILL to empower the Governor to grant Land on a limited Scale; viz.—*

ANY land that has not been under lease for the last three years, neither has been surveyed for sale, nor any Township that has or may be proclaimed; and it shall be lawful for the Surveyor-General, or the Deputy Surveyor-General, to issue Location Orders, upon the payment of Two Shillings and Sixpence, to any person under the following Regulations; viz.—

Any person making an application in writing for any quantity not less than 25 nor more than 50 acres, receiving such Location Order, shall within five years put into cultivation one-fourth of such lot. He must name the locality and District as nearly as possible; and when the said Applicant receives his Order he may take possession immediately; and the Surveyor-General shall cause the said land to be surveyed as soon as practicable; and the said person shall not be bound to fell the large trees, so that he rings them; and any person receiving an Order and does not take possession within Six months from the date of such Location Order shall forfeit his right to the land; and when any person holding land under these conditions brings a Certificate from Two Magistrates, or a Clergyman and a Magistrate, or a qualified Surveyor and a Magistrate, certifying that the conditions have been fulfilled, to the Surveyor-General, the Surveyor shall then lay that Certificate before the Executive Council for their approval, who will then cause a Grant to be issued to the occupier of the land, upon the payment of One shilling per acre; and it shall not be lawful for the tenant of that land to sell, mortgage, or dispose of it in any way until such Grant is issued unless in case of death, when he may will the said land, provided his heirs or successors fulfil the before-mentioned conditions.

B.

SOUTH AUSTRALIAN AGRICULTURAL STATISTICS.

*Mr. BOOTHBY's Report to the Chief Secretary for the Year 1864-5.**Chief Secretary's Office, Adelaide, 13th May, 1865.*

SIR,

I HAVE the honor to submit, for the information of His Excellency the Governor in Chief, my sixth Annual Report on the Agricultural and Live Stock Statistics, being those collected for the year terminating on 31st March last, season 1864-5.

The desire expressed in several quarters for an earlier compilation of these Statistics, in order that information obtained might be rendered of greater value both to the Agricultural and Mercantile communities, induced me to seek your authority for undertaking the collection of the Returns six weeks earlier than had been customary on previous occasions.

Contrary to my expectations pointed out in a former Report, the difficulty of obtaining correct Returns so soon after the harvest had been gathered, and in some cases before final operations were concluded, was not so great as anticipated—the increased zeal and attention of the collectors preventing any prejudicial effect upon the reliableness of the information collected. Feeling satisfied on that point, I was enabled to publish on the 27th March, some six weeks sooner than last year, a Return of the produce of the late wheat crop, showing the acreage and average yield for each District, in comparison with the same particulars as respects its predecessor.

The area of country and suburban land alienated from the Crown during the twelve months ended 31st December, 1864, amounted to 225,171 acres, or 65,379 acres more than in the year 1863—bringing up the total area of purchased land to 2,893,814 acres, or 19·64 acres per head of the estimated population. At the commencement of 1864 the average for each individual of the population was nineteen acres.

Two-thirds of the alienated land is returned as being in the occupation of freeholders—maintaining the proportion existing in the previous year. Twenty per cent. or one in every five acres of the purchased land is under cultivation, as was the case in 1863. It would appear, therefore, that the sale of land, large as it was, did not exceed the requirements of the agriculturist.

Notwithstanding the large purchases of land for grazing purposes, it is important to note that the ratio of cultivated to untilled land is maintained as one to four; and it will be observed that the per-centage of increase in cultivation during the season under review is similar to the rate at which the land sales were augmented during the twelve months preceding.

In comparison with the respective populations, there is five times more land under tillage in South Australia than in the adjoining Colonies; there being four acres for every man, woman, and child in the province, or twelve acres for every male of 14 years of age and upwards. Seeing that of this division of the population only one-sixth are engaged in agricultural pursuits, it follows that an eighty-acre section can receive but little more than the continuous labour of one statute adult throughout the year.

A considerable increase again appears in the extent of enclosed land which now amounts to 3,499,098 acres compared with 2,900,291 acres, an addition of 598,807 acres, chiefly attributable to the further enclosure of land for pastoral purposes—the fenced pasturage amounting to 2,911,323 acres, against 2,344,324 acres in 1864—an increase of one-fourth. Very large areas in the South-eastern District are enclosed with sheep-proof fences of a substantial kind; the aggregate enclosure in that district alone amounting to 1,730,644 acres; three-fourths of this fencing encloses runs held under lease from the Crown, the whole extent of alienated land in the district being 366,403 acres, only 16,503 acres of which are at present under cultivation. One-fourth of the sheep in the Colony are depastured within the limits of this portion of the province.

The total area of land under cultivation amounts to 587,775 acres, against 555,968 acres in the previous season, showing 31,807 acres additional, or 5½ per cent.; the increased tillage being principally found in the northern agricultural district, comprised in counties Gawler, Light, and Stanley.

The favourable position in which the farmers had been placed by the abundant yield of the harvest of 1863-4, and the high prices ruling throughout the year, naturally induced them to use their utmost exertions to place as much land under wheat as possible—the result being, that whilst the increased area of land under tillage is 31,807 acres as above stated, the additional area under wheat is 55,078 acres, the hay land and fallow being reduced proportionately. The increase amounts to 16 per cent., as against 5 per cent. in the preceding season.

The acreage of the wheat crop amounted to 390,836 acres, or two-thirds of the total cultivated land. In 1863-4 there were 335,758 acres under wheat, or 60 per cent. of the tilled land; the increase this season has, therefore, amounted to 6 per cent. The total produce of the harvest was 4,252,949 bushels, compared with 4,691,919 bushels in the yield of the previous harvest, showing a decrease of 438,970 bushels, the average yield per acre being only 11 bushels as against 14 bushels, and one bushel less than the average production of the past seven seasons.

On one occasion only during that period has the harvest been less productive, namely, in the year 1859-60, when only 9 bushels 38 lbs. per acre were reaped. The yield for each season, and other particulars respecting the cultivation of wheat during the septennial period just closed, is given in the following Table. It will be seen that in that short space of time the growth of wheat has more than doubled :—

| Season. | Acres cultivated. | Acres under Wheat. | Produce Wheat. | Average per Acre. | |
|---------------|-------------------|--------------------|----------------|-------------------|------|
| | | | | Bush. | lbs. |
| 1858-59 | 264,462 | 188,703 | 2,109,544 | 11 | 11 |
| 1859-60 | 361,884 | 218,216 | 2,103,411 | 9 | 38 |
| 1860-61 | 428,816 | 273,672 | 3,576,593 | 13 | 4 |
| 1861-62 | 486,667 | 310,636 | 3,410,756 | 10 | 59 |
| 1862-63 | 494,511 | 320,160 | 3,841,824 | 12 | — |
| 1863-64 | 555,968 | 335,758 | 4,691,919 | 14 | — |
| 1864-65 | 587,775 | 390,836 | 4,252,949 | 11 | — |

There can be no doubt that the low average of the South Australian wheat crop is owing to the imperfect cultivation of a great portion of the land. Many small holders are compelled to plough and sow the same land year after year without intermission, or any attempt to replenish the soil by fallowing or other means—resulting in a very low return, and thus reducing the average yield for the whole Colony, which is almost invariably exceeded by the better class of farmers, whose more extensive holdings enable them to pursue a systematic plan of operations, in which more careful tillage, rest for the soil, and a combination with stock-farming are stated to be essential to, and generally productive of, success.

The deficiency in the yield of the late harvest was of course mainly attributable to the unusual dryness of the season; the absence of rain at the period of the wheat coming into ear being particularly referred to as the cause of the poverty of the crops that, up to within a few weeks of the harvest, promised an abundant return. In some districts red rust appeared, though not to the extent prevalent last season, and few complaints are made of the presence of black rust, whilst the disease known in the hilly districts as ground blight is reported to be disappearing. Every description of crop suffered severely from the want of moisture when approaching maturity; and the drought being general throughout the province, the small yield recorded is not surprising. Fortunately, the absence of rain at this critical period is quite exceptional, the Hon. G. S. Kingston's table's showing that since the foundation of the Colony, in three cases only, viz., in 1843, 1854, and 1859, has the rainfall been as low as in the three months September, October, and November of 1864. In these months the average fall for the twenty-five years has been 5·1 inches, whilst during the past season only 2·8 inches fell, the quantity falling in the month of November being unprecedentedly low—only one-tenth of an inch, the average rate being one-inch and three-tenths. The season of 1859-60, when the crops were poorer still, was characterised by a like deficiency of moisture during the spring months.

Seven-eighths of the wheat crop was reaped by machine, the area hand-reaped being less than last year, notwithstanding the increased cultivation. Out of 390,836 acres, 339,518 acres were gathered by the machine—being an increase of 57,021 acres secured in that manner, whilst the quantity reaped by manual labour only amounted to 51,095 acres altogether. One, if not the most important, advantage our farmers possess over those of the sister Colonies is the expedition and economy with which their crops can be secured, owing to the successful working of the reaping machines now universally used on all but hilly land, permitting of the grain being reaped, winnowed, cleaned, and bagged on the harvest field, and removed into the store ere the day is closed.

The high prices ruling for wheat caused the farmers to look more particularly to their grain crop for profit, and had the effect of reducing the breadth of land laid down for hay by 9020 acres, the total area sown being only 66,570 acres, as compared with 75,590 acres the year before; and as the average yield was 4 cwt. less, viz., 23 cwt. as

against 27 cwt. per acre, the deficiency in the crop is very large—no less than 25,637 tons; the total quantity grown being 76,656 tons, as against 102,293 tons in 1863-4, showing a falling off of one-fourth in the supply of this description of fodder.

There were 12,585 acres of barley sown, or 1395 acres less; the quantity reaped being 207,022 bushels, or 46,979 bushels less; the average yield per acre being as low as 16 bushels 22lbs., or 1 bushel 36lbs. under the yield of the previous season. The yield of oats was still worse, only 15 bushels to the acre, being 4 bushels 5lb. below that of 1863-4; the quantity grown was nearly the same in both seasons—75,135 bushels; the area sown, however, having increased from 3023 acres to 5093 acres.

An addition of 104 acres appears in the breadth of land under subsidiary crops, the items being as follows:—For green forage, wheat, &c., 812 acres; maize, 40 acres; sorghum, 130 acres; lucerne, 856 acres; and permanent artificial grasses, 841 acres; and 222 acres of minor crops, including, among others, mangold wurtzel, rye, peas, tobacco, hops, and flax—all reported as succeeding favourably on the small scale attempted.

Fallow land is returned as 94,777 acres, or 15,400 acres less—the augmented area under wheat having doubtless fully taxed the energies of the farmers.

One-fifth more land was planted with potatoes; but the season proving very unfavourable, the quantity dug only exceeded that of the previous year by 224 tons; 2963 acres were sown, yielding 6493 tons, or 44 cwt. to the acre—being 11 cwt. below last season's average.

Garden land and orchards are returned as covering 5675 acres, showing an increase of 189 acres. There is no way of obtaining any information as to the quantity of produce derived from the labour bestowed on this large area of ground; but greater attention is noted as being paid to the production of preserved and dried fruits, in which articles an important trade has been developed, both for the home market and for exportation.

The collection of articles of native produce—as bark, honey, beeswax, gum, &c.—forms a profitable occupation to the families of many small farmers, the total money value being considerable. In this direction, and also in the increased production of dairy articles of a superior quality, much improvement is apparent.

One-tenth more land has been planted with vines, making the total area of vineyards to be 6364 acres. Nine years ago they covered only 753 acres. During the past five years the area has doubled. Up to last season the proportion of bearing vines to those not yet productive was nearly equal; the present returns show 4,596,009 vines in bearing to 2,831,971 unproductive.

Only a short period has to elapse before the whole of the extensive vineyards planted during the past few years will be in full bearing, so that the annual production of wine will be rapidly augmented. Already the figures are high, for the vintage of the present season cannot be estimated at less than 1,000,000 gallons. That of last year, for which the returns are given, yielded 798,647 gallons, or 192,282 gallons more than its predecessor. It is important to notice that the quantity of wine now made is more than double that produced three years ago. The home consumption is doubtless large, but it would be satisfactory to find a demand in a foreign market, which at present has not been the case—the exports of the year amounting to 20,674 gallons only, or 7031 gallons less than 1863.

The live stock returns show an additional number of horses and sheep, but a large reduction in the number of cattle. Owing to the protracted drought in the Far North the police were unable to travel to collect the returns as usual.

The number of horses is returned at 62,899, or 3891 more than last year. Six hundred and forty-three horses, valued at £10,996, were exported during the twelve months. As showing the importance of this trade, it may be stated that during the past five years 3224 horses have been shipped, chiefly for India, of a total declared value of £69,748 sterling.

The total number of sheep depastured was 4,106,230, or 214,580 additional—showing an increase of only five and a half per cent., as compared with an increase in the previous season of thirteen one-third per cent., and of twelve and a half per cent. the year before. During the twelve months 186,526 sheep were exported overland to the neighbouring colonies in excess of the imports, or 21,259 more than in 1863. The number travelling over the Border during the first quarter of the current year was 14,345, as compared with 59,029 during the same period last year. Two-thirds of the whole number of sheep are depastured within the limits of the proclaimed Counties.

The continued diminution in the number of cattle calls for serious attention. In each of the past seven years the returns show a decrease on the numbers of its predecessor, until the number now given is one-third less than the number returned in 1857. Then we depastured 310,460 head, now only 204,892 head. The falling off during the past season as shown in the returns is 21,274; but owing to the state of the far North it is probable that the decrease is actually much greater, for, as the Police state with regard both to cattle and sheep in that district, 'it is impossible to estimate the number that will survive the season.' Whatever the cause, it is plain that the number of cattle has diminished gradually and continually to an alarming extent during the past seven years.

In closing a report in which there are few subjects for congratulation, it would lead to a wrong impression did I omit to state that the agriculturists of this province, whose energies and industry are shown to have been exerted to a remarkable degree, have, as a body, met with substantial reward. The augmented value of all descriptions of produce, principally owing to an increased foreign demand, has more than counterbalanced the deficiency in production; and it is satisfactory to know that, having passed through an ordeal of no ordinary kind, the prosperity of this class of the community is not only unimpaired, but positively enhanced.

I have the honor to be,
Sir, &c.,

J. BOOTHBY, *Government Statist.*

JAMES BARNARD,
GOVERNMENT PRINTER, TASMANIA.