

(No. 114.)



1871.

T A S M A N I A.

H O U S E O F A S S E M B L Y.

T A S M A N ' S P E N I N S U L A.

R E P O R T S U P O N T H E Q U A L I T Y O F T H E L A N D.

Laid upon the Table by the Minister of Lands and Works, and ordered by the House to be printed, December 5, 1871.



Civil Commandant's Office, Port Arthur, 17th October, 1871.

SIR,

IN accordance with the request contained in your letter of the 3rd instant, that I should state for the information of the Government the actual area of land which in my opinion would be available for agricultural settlement upon Tasman's Peninsula, I have the honor to report that of the large tract of country a very small proportion is suitable for agricultural settlement.

The best land for agricultural purposes is that at or in the immediate vicinity of Port Arthur and the various outstations.

The estimated number of acres which have been under cultivation is as follows:—

	<i>Acres.</i>
Salt Water River.....	200
Impression Bay	55
Cascades	38
Long Bay.....	11
Garden Point	15
Safety Cove.....	63
Settlement Farm.....	82
	<hr/>
TOTAL	464
	<hr/> <hr/>

Of the above 464 acres not more than 200 acres have been under crop for many years; much of that formerly under cultivation is now completely covered with scrub.

I have had a return prepared of the labour expended for the past four years, together with the produce raised, and the value of the same; by which it will be seen that farming on Tasman's Peninsula has not hitherto been a very profitable speculation.

In addition to the manual labour expended in cultivating the various farms, bullock and horse teams were also employed, and for which no charge has been made.

I would draw the attention of the Government to the fact that all produce raised was consumed on the Peninsula and charged for; but in the case of the Settler it would be widely different, for he would have to pay rent, freight, and, lastly, trust to an uncertain market for the disposal of his produce.

The land I have referred to is as good as can be found on the Peninsula, and no expense has been spared in procuring seaweed, &c. as manure; but it will be seen by the returns which accompany this Report that the loss has amounted to a considerable sum during the past four years. Farming at Port Arthur has only been a means of employment of prison labour.

No account has been kept of the forage grown at the various outstations. The information furnished by me is compiled from the quarterly returns.

The cattle and sheep slaughtered were originally placed at the Sheep Farm, and drafted to the various outstation paddocks for fattening for a couple of months in the year. I have, therefore, deducted the value of the meat from the stations, and included it in a separate return, as it does not affect in any way the value of the labour in cultivating the farms.

I quite agree with Mr. Shoobridge that there is some good land on the hill-sides which would answer for the growth of potatoes, but it is heavily timbered with trees only fit for firewood, and having in many places a sandy subsoil it will not pay for clearing. I have no doubt it will grow grass and clover, but even for this much labour is necessary to fit it for the reception of the seed.

Safety Cove is a very wet farm and requires draining, but I doubt if it is possible to drain it more than it is at present.

From Safety Cove to the Settlement, and from thence to Eagle Hawk Neck (18 miles), the land is all poor. From Eagle Hawk Neck to Fortescue Bay the land is poor, but there is some good timber,—gum, peppermint, and lightwood.

From Port Arthur to Wedge Bay Marsh the soil is not good, but there is any quantity of excellent timber. I am now engaged in laying down a tramway of a mile and a quarter. This will be completed in about a month, when I shall be able to supply any quantity of timber that may be required by the Government. The bed of timber through which the old tramway passed having been worked out, the line has been rendered useless.

I am unable to report upon the land leading from Wedge Bay to Tunnel Bay, neither am I able to speak of the land extending from Tunnel Bay to Cape Raoul, but I am informed it is all very inferior.

A portion of the Wedge Bay Marsh was cultivated in the year 1860, but I am informed there was no crop worth speaking of, although a party of men was employed there for 18 months. The Marsh requires to be *thoroughly* drained, and until this is done it is my opinion that nothing will grow upon it, not even grass.

The land at Cascades Station is good in places, but inclined to sand. It will grow grass and, with the application of manure, roots. Cascades would make a good Quarantine Station. The buildings are in better order than those at Impression Bay.

Impression Bay.—The land is very indifferent, but it will grow grass for feeding stock. The buildings are fast falling to decay.

Salt Water River.—This farm contains about 200 acres of land. Some portions are good, but much of it very indifferent, and it is badly supplied with water. In summer fresh water has to be carted from the Coal Mines,—some $2\frac{1}{2}$ miles. If laid down with grass, a large number of sheep might be fattened for slaughter.

Slopen Main Marsh, if drained and properly prepared, would grow both grass and clover.

The land in the vicinity of the Mines, extending to Black Jack, is better adapted in my opinion for grazing purposes than any on the Peninsula.

I beg to state for the information of the Government that the arable land at Port Arthur having been cropped for so many years will not, at present, pay for cultivating, except for grass for feeding cows and fattening stock.

I intend to fallow all the available land this season, and beg to recommend that late potatoes may be purchased for the supply of 1872. The labour of the Prisoners can be more profitably employed in procuring timber, and in the manufacture of boots, shoes, and other articles for the use of the Government Establishments throughout the Colony.

I have the honor to be,
Sir,

Your most obedient Servant,

A. H. BOYD, *Civil Commandant.*

The Hon. the Attorney-General.

RETURN showing the Value of Labour (including Maintenance and Cost of Supervision) expended upon the several Farms on TASMAN'S PENINSULA, and the Value of Agricultural and Dairy Produce raised thereon, during the Four Years ending 31st December, 1870.

SETTLEMENT FARM.

Year.	Description of Labour.	No. of Days.	Rate per Diem.		Amount.		Year.	Description of Produce.	Amount.			
			s.	d.	£	s.			d.	£	s.	d.
1867.	Prisoners under sentence 12 bullocks, 200 days each 4 horses, 200 days each	7023	1	11½	682	17	3	1867.	Value of Agricultural and Dairy Produce raised in aid of Rations, at contract prices	514	0	8
1868.	Prisoners under sentence 12 bullocks, 200 days each 4 horses, 200 days each	5185	1	10½	483	18	8	1868.	Ditto	504	0	8
1869.	Prisoners under sentence 8 bullocks, 200 days each 4 horses, 200 days each	5450	2	0½	552	11	5	1869.	Ditto	373	14	6
1870.	Prisoners under sentence 8 bullocks, 200 days each 4 horses, 200 days each	5432	1	11½	531	17	8	1870.	Ditto	404	0	0

SAFETY COVE FARM.

1867.	Prisoners under sentence 6 bullocks, 200 days each 2 horses, 200 days each	2697	1	11½	262	4	2	1867.	Ditto	259	15	8
1868.	Prisoners under sentence 6 bullocks, 200 days each 2 horses, 200 days each	3307	1	10½	308	13	1	1868.	Ditto	357	3	3
1869.	Prisoners under sentence 6 bullocks, 200 days each 2 horses, 200 days each	2586	2	0½	262	3	10	1869.	Ditto	313	9	0
1870.	Prisoners under sentence 6 bullocks, 200 days each 2 horses, 200 days each	2414	1	11½	236	7	5	1870.	Ditto	122	7	0

LONG BAY FARM.

1867.	Prisoners under sentence 4 bullocks, 200 days each	2230	1	11½	216	16	1	1867.	Ditto	102	4	4
1868.	Prisoners under sentence 4 bullocks, 200 days each	1317	1	10½	122	18	5	1868.	Ditto	61	18	10
1869.	Prisoners under sentence 4 bullocks, 200 days each	871	2	0½	88	6	2	1869.	Ditto	51	17	1
1870.	Prisoners under sentence 4 bullocks, 200 days each	707	1	11½	69	4	6	1870.	Ditto	54	7	1

CASCADES FARM.

1867.	Prisoners under sentence 6 bullocks, 200 days each 2 horses, 200 days each	2295	1	11½	223	2	6	1867.	Ditto	123	17	7
1868.	Prisoners under sentence 6 bullocks, 200 days each 2 horses, 200 days each	1117	1	10½	104	5	1	1868.	Ditto	42	7	4
1869.	Prisoners under sentence 6 bullocks, 200 days each 2 horses, 200 days each	1002	2	0½	101	11	10	1869.	Ditto	104	6	7
1870.	Prisoners under sentence	393	1	11½	38	9	8	1870.	Ditto	60	4	5

IMPRESSION BAY FARM.

Year.	Description of Labour.	No. of Days.	Rate per Diem.	Amount.	Year.	Description of Produce.	Amount.	
			s. d.	£ s. d.			£ s. d.	
1867.	Prisoners under sentence 6 bullocks, 200 days each 2 horses, 200 days each	2519	1 11½	244 18 1	1867.	Value of Agricultural and Dairy Produce raised in aid of Rations, at current prices	122 9 4	
1868.	Prisoners under sentence 6 bullocks, 200 days each 2 horses, 200 days each	1180	1 10½	110 2 8	1868.	Ditto	81 13 3	
1869.	Prisoners under sentence 6 bullocks, 200 days each 2 horses, 200 days each	1123	2 0½	113 17 2	1869.	Ditto	182 15 4	
1870.	Prisoners under sentence	357	1 11½	34 19 1	1870.	Ditto	113 14 6	
SALT WATER RIVER FARM.								
1867.	Prisoners under sentence 12 bullocks, 200 days each 8 horses, 200 days each	3925	1 11½	381 11 11	1867.	Ditto	411 0 2	
1868.	Prisoners under sentence 12 bullocks, 200 days each 8 horses, 200 days each	3630	1 10½	338 16 0	1868.	Ditto	205 7 8	
1869.	Prisoners under sentence 12 bullocks, 200 days each 4 horses, 200 days each	3121	2 0½	316 8 8	1869.	Ditto	322 12 5	
1870.	Prisoners under sentence 8 bullocks, 200 days each 2 horses, 200 days each	1356	1 11½	132 15 6	1870.	Ditto	294 6 0	
Value of Forage raised for feeding Stock, as per Return A.				1838 3 8	Value of Forage raised on all Farms for the Four years ending 1870, as per Return A.			1838 3 8
Cost of Bran for feeding Stock during the Four years ending 1870.				209 1 6.	Value of Wheat as fixed by the Com- missariat.			680 9 4
Cost of Seeds and Wheat for all Farms during the Four years ending 1870.				289 0 8	Loss.			1808 9 6
Value of Meat at contract price for which credit is given to the Farm upon which the same was fattened, as per Return B.				1215 12 5	TOTAL.			£9510 15 1
TOTAL.				£ 9510 15 1	TOTAL.			£9510 15 1

Penal Establishment, Port Arthur,
18th October, 1871.

A. H. BOYD, Civil Commandant.

A.

RETURN showing the Quantity of FORAGE raised and expended in feeding Stock on
TASMAN'S PENINSULA, with the Value of the same, and Cost of Bran, for the Four
Years ending 31st December, 1870.

Description.	Quantity.	Price.	Amount.
Oats, lbs.	15,707	2s. 6d. per bushel	£ s. d. 49 1 8½
Hay, lbs.	482,310	60s. per ton	645 19 0
Straw, lbs.	114,582	30s. per ton	76 14 7
Beans, Horse, lbs.	10,968	4s. per bushel	36 11 2
Beans, Broad, lbs.	840	4s. per bushel	2 16 0
Peas, Field, lbs.	17,514	4s. per bushel	58 7 7
Peas, White, lbs.	622	4s. per bushel	2 1 6
Green Fodder, lbs.	584,770	30s. per ton	391 11 9
Mangold Wurzel, lbs.	201,416	20s. per ton	89 18 4
Milk (for feeding Calves), pints	16,621½	1½d. per pint	103 17 8½
Small Potatoes and other Vegetables (for feeding Stock), lbs.	2777½	2s. 9½d. per 100 lbs.	3 17 6½
Ditto	99,081	2s. 4d. per 100 lbs.	115 11 10½
Ditto	78,301½	2s. 9d. per 100 lbs.	107 13 3½
Ditto	79,522	3s. 1½d. per 100 lbs.	124 5 0½
Ditto	27,016	2s. 2½d. per 100 lbs.	29 16 7½
TOTAL			£1838 3 8
Cost of Bran for feeding Stock for the Four years ending 1870			£209 1 6

A. H. BOYD, Civil Commandant.

B.

RETURN showing the Quantity and Value of Beef, Mutton, and Suet raised at the several Farms on TASMAN'S PENINSULA in aid of Rations during the Four Years ending 31st December, 1870.

Year.	Station.	Beef.	Price.	Amount.	Mutton.	Price.	Amount.	Suet.	Price.	Amount.	Total.	Grand Total.
		lbs.	per lb. d.	£ s. d.	lbs.	per lb. d.	£ s. d.	lbs.	per lb. d.	£ s. d.	£ s. d.	£ s. d.
1869	Settlement Farm	400	5 $\frac{1}{2}$	9 3 4	..	..	..	..	..	..	12 6 7	12 6 7
		230	3 $\frac{3}{10}$	3 3 3	..	..	..	..	..	..
1868	Safety Cove	338	5 $\frac{1}{2}$	7 14 11	..	..	..	..	..	..	7 14 11	
1869	Ditto	2189 ¹²	5 $\frac{1}{2}$	50 3 7	..	..	..	43	7	1 5 1	51 8 0	59 3 7
1867	Cascades	769 ⁸	5 $\frac{1}{2}$	17 12 8	..	..	..	17	10	0 14 2	18 6 10	
1869	Ditto	1765 ⁸	5 $\frac{1}{2}$	40 9 2	..	..	..	37 ⁸	7	1 1 11	41 11 1	
1870	Ditto	3591 ¹²	3 $\frac{3}{10}$	49 7 9	..	..	..	..	..	..	49 7 9	109 5 8
1867	Impression Bay ..	1806 ⁸	5 $\frac{1}{2}$	41 8 0	..	..	..	35 ¹²	10	1 9 9	42 17 9	
1869	Ditto	3607 ¹²	5 $\frac{1}{2}$	82 11 6	..	..	..	70 ¹²	7	2 1 3	84 14 9	
1870	Ditto	7133 ⁴	3 $\frac{3}{10}$	98 1 8	..	..	..	..	..	..	98 1 8	225 14 2
1867	Salt Water River ..	7812 ⁸	5 $\frac{1}{2}$	179 0 9	1368 ⁸	5 $\frac{1}{2}$	31 7 3	100	10	4 3 4	214 11 4	
1868	Ditto	2418	5 $\frac{1}{2}$	55 8 3	1164 ⁴	5 $\frac{1}{2}$	26 13 7	56 ¹²	10	2 7 3	84 9 1	
		..	..	..	..	..	..	80 ⁸	7	2 7 0	2 7 0	
1869	Ditto	6016 ⁸	5 $\frac{1}{2}$	137 17 4	3412 ⁴	5 $\frac{1}{2}$	78 3 11	..	..	..	216 1 3	
		1503 ⁸	3 $\frac{3}{10}$	20 13 5	..	..	..	278	7	8 2 2	28 15 7	
1870	Ditto	11,525 ¹²	3 $\frac{3}{10}$	158 9 7	7594 ¹²	3 $\frac{3}{10}$	104 8 7	..	..	..	262 18 2	809 2 5
											£1215 12 5	

A. H. BOYD, *Civil Commandant.*

Penal Establishment, Port Arthur,
18th October, 1871.

RETURN showing the Quantities of Agricultural and Dairy Produce raised in aid of Rations, as at Contract Prices, during the Four

YEAR.	No. of Men under Sentence.	Cost per Man Daily.	Total.	Total Cost for Four Years.	Beef.	Pork.	Mutton.	Veal.	Venison.	Suet.	Milk.	Butter.	Eggs.
SETTLEMENT FARM.													
1867	7028	1 11½	682 17 3		..	2208 ^s	..	..	..	..	37,880	902 ^s	2806
1868	5185	1 10½	483 18 8		..	2420 ⁴	..	24 ¹²	..	..	32,203	1025 ¹²	2683
1869	5450	2 0½	552 11 5		630	2826	..	..	..	..	28,779	961 ¹²	2444
1870	5432	1 11½	531 17 8	2251 5 0	..	5240 ¹²	..	..	..	..	25,992	1144 ⁴	1975
SAFETY COVE ARM.													
1867	2697	1 11½	262 4 2		—	1443 ¹²	..	..	..	..	901	..	2660
1868	3307	1 10½	308 13 1		338	2149 ^s	..	..	..	..	1549	..	2715
1869	2586	2 0½	262 3 10		2189 ¹²	1000	..	..	..	43	..	..	2822
1870	2414	1 11½	236 7 5	1069 8 6	..	740 ⁴	..	..	..	..	..	..	1864
LONG BAY FARM.													
1867	2230	1 11½	216 16 1		..	858 ¹²	..	..	..	..	..	..	..
1868	1317	1 10½	122 18 5		..	670	..	..	..	..	..	..	..
1869	871	2 0½	88 6 2		..	402 ⁴	..	..	..	..	..	..	..
1870	707	1 11½	69 4 6	497 5 2	..	738 ^s	..	..	..	..	..	..	..
CASCADES FARM.													
1867	2295	1 11½	223 2 6		769 ^s	1238 ⁴	..	..	..	17	..	..	2230
1868	1117	1 10½	104 5 1		..	509 ^s	..	..	..	..	..	..	1004
1869	1002	2 0½	101 11 10		1765 ^s	708 ¹²	..	..	..	37 ^s	..	..	1918
1870	393	1 11½	38 9 8	467 9 1	3591 ¹²	255 ^s	..	..	..	..	..	..	442
IMPRESSION BAY FARM.													
1867	2510	1 11½	244 18 1		1806 ^s	589 ^s	..	..	121 ^s	35 ¹²	71	..	604
1868	1180	1 10½	110 2 8		..	907 ^s	..	137 ⁴	127 ^s	..	..	..	661
1869	1123	2 0½	113 17 2		3607 ¹²	1070 ⁴	..	176 ¹²	..	70 ¹²	..	..	1646
1870	357	1 11½	34 19 1	503 17 0	7133 ⁴	705	..	..	..	..	..	..	249
SALT WATER RIVER FARM.													
1867	3925	1 11½	381 11 11		7812 ^s	2237 ^s	1368 ^s	..	45	100	..	..	4681
1868	3630	1 10½	338 16 0		2418	2154 ^s	1164 ⁴	..	..	137 ⁴	..	..	4683
1869	3121	2 0½	316 8 8		7520	1020 ¹²	3412 ⁴	..	..	278	..	..	1811
1870	1356	1 11½	132 15 6	1169 12 1	11,525 ¹²	1741 ¹²	7594 ¹²	..	..	..	..	..	754

Penal Establishment, Port Arthur, 18th October, 1871.

also the Quantity of Meat raised at the several Farms on TASMAN'S PENINSULA, with the Value of the same Years ending 31st December, 1870.

Fowls.	VEGETABLES.									Equal to Potatoes, weight.	Total Value of Agricultural Produce, Meat, &c.	Total Value for Four Years.
	Potatoes.	Carrots.	Turnips.	Cabbage.	Leeks.	Parsnips.	Onions.	Beans.	Peas.			
No.	lbs.	lbs.	lbs.	lbs.	lbs.	lbs.	lbs.	lbs.	lbs.	lbs.	£ s. d.	£ s. d.
50	22,430	8546	8911	8481	860	449	..	..	..	39,103	514 0 8	
40	37,015	3365	9498	12,929	1932	213	..	502	..	53,316	504 0 8	
21	11,110	1478	4560	11,304	477	..	15	533	..	21,464	373 14 6	
150	24,553	1024	6157	7294	376	1238	..	342	220	33,667	404 0 0	1795 15 10
..	70,580	7806	8554	4394	141	..	..	..	..	82,319	259 15 8	
..	93,364	4600	6985	4894	182	..	..	..	..	101,982	357 3 3	
7	64,732	6277	7351	5849	474	..	..	..	..	75,761	313 9 0	
12	37,322	596	1125	2560	225	..	..	..	..	39,754	122 7 0	1052 14 11
..	28,124	1350	1204	4997	..	87	..	..	..	32,329	102 4 4	
..	13,778	2355	1158	3622	131	..	..	..	..	17,998	61 18 10	
..	11,449	2410	2202	1295	267	..	..	..	..	15,115	51 17 1	
..	14,258	1432	2238	1460	5	..	..	..	..	16,886	54 7 1	270 7 4
..	19,727	3165	1392	442	46	..	..	..	..	23,232	123 17 7	
..	7175	1757	989	666	17	..	..	..	..	9344	42 7 4	
5	11,088	2334	591	263	16	..	..	..	..	13,290	104 6 7	
..	1627	156	..	40	..	..	..	..	..	1772	60 4 5	330 15 11
..	18,448	4811	799	1171	132	69	..	..	..	23,404	122 9 4	
..	13,921	3848	488	545	86	350	..	..	..	17,901	81 13 3	
..	18,072	3059	1962	482	110	..	..	..	..	21,557	182 15 4	
..	615	741	1050	107	..	..	..	..	..	1611	113 14 5	500 12 4
..	33,740	3527	3593	507	422	..	..	..	..	39,231	411 0 2	
..	12,836	1296	..	340	281	..	..	..	..	14,421	205 7 8	
..	14,595	370	974	1037	168	..	..	..	..	15,960	322 12 5	
..	204	614	45	161	11	..	..	..	..	805	294 6 0	1233 6 3

A. H. BOYD, Civil Commandant.

Port Arthur, 14th June, 1862.

SIR,

I BEG to forward for your information the report of my observations on the land since I have been here, and shall be most happy to give any further information upon the subject on my return to Hobart Town by the steamer on Thursday next.

I have been most kindly treated by the Civil Commandant, and everything has been done that I could wish to forward the object of my visit.

I have the honor to be,

Sir,

Your most obedient Servant,

The Hon. the Comptroller-General, Hobart Town.

RICHD. SHOBRIDGE.

REPORT upon the Quality of the Land on TASMAN'S PENINSULA.

I LOOKED over the cultivated land at Port Arthur with the Civil Commandant; the extent is very limited; but there is some good land on the sides of the hills near, well suited for the growth of potatoes and other roots; it is light, but the ferns are the largest I ever saw, and the land would grow clover and other grasses for the cattle if burned and cleared; it would be worth the trouble, as there is so little land about the settlement for the cows, &c., required there.

I visited the Farm at Safety Cove; the land is very flat and wet, it is very difficult to keep the water off it, and requires great care in draining the land; when ploughed should be well rounded up; for roots it should always be ridged with a double mould plough. Attention also should be paid to the seasons for cropping the land, it is very cold, and I should think late; it ought to be suitable for clover and grasses, and if well managed, should produce a good supply of food for animals in the autumn and winter. The buildings are very good and convenient; there is a good two-horse threshing machine and chaff-cutter worked by horse power.

I visited Wedge Bay Marsh accompanied by the Civil Commandant, about $3\frac{1}{2}$ miles from Port Arthur. I think the land good, as it rests on a mild brown clay, but from its being so long wet it must be sour at first; it would be greatly benefited by lime and burning; it requires to be deeply ploughed to mix the sub-soil with the top; it ought to make excellent meadows, and if well drained, would suit red clover, cow grass, Italian rye grass, and white clover; should be a good place for a dairy or a fattening place for sheep. Beyond towards Wedge Bay there is plenty of excellent timber, and a good stream of water for a saw-mill; this timber, if a tramway was laid down to get it to the mill, ought to pay well.

Accompanied by the Civil Commandant I visited Cascades, &c. The land here, if clear of the recent growth of brushwood, and well laid down in grasses or cultivated with roots, would be a good stall-feeding place for cattle or sheep; first-rate buildings for the purpose, and not too far off to send the stock from the runs to be fed off for slaughtering.

Impression Bay.—This land though rather light would suit roots and grass, and would also be a good feeding-place. There is a considerable quantity of grass in the bush about there; and the cattle at present there look well.

Salt Water River.—Here are very good and convenient buildings for all purposes: the land is the best and of the greatest extent together suitable for farming purposes I have seen on the Peninsula. If a good practical and suitable manager were to reside here, and was allowed sufficient cattle and proper implements and labourers, he might grow a great deal of corn, hay, and roots, and other food for cattle, and could make a very good farm here.

I visited the Marsh at Slopem Main, about half of which is in the possession of the Government, the remainder being included in the land rented by the Coal Company, and consider it a very extensive and fine piece of land for grass meadows, capable, if well drained and prepared for clover and other grasses, of supplying food for fattening a great many cattle and sheep. There is very good land on the runs adjoining, but the dead wood wants clearing off, and a great many of the trees (principally she-oak), which ought to pay well to send to Hobart Town. It would, if cleared, much improve the grass; and if clover was sown on the land it would greatly increase the supply of food,—it wants several good water-holes on the runs. There are several hundreds of acres of these runs close to the coast,—excellent land, which might be far more easily cleared than any other I have seen on the Peninsula. It is superior land for wheat and other crops.

The Civil Commandant and myself have passed over at least 90 miles through the bush and along the roads, and I consider the proportion of good land very small on the whole; but several extensive tracts of level land and sloping sides to the hills (though of inferior quality) might, if the timber could be sold, pay for the clearing; and if the scrub was burned and suitable kinds of grasses, which I think might be procured, were sown on the land, it would supply much more extensive runs for the cattle, and ultimately pay for the labour.

I would strongly advise the immediate appointment of a General Superintendent of Agriculture, to reside at Salt-water River; he ought to be a practical man capable of doing anything, and able to show others how it ought to be done; he should have the general superintendence of all the farming operations and cattle on the Peninsula under the Civil Commandant. I would also recommend that the Superintendent should be supplied with good cattle and proper implements, and that great care should be taken to supply the best quality of seed.

If operations are not very soon commenced the season will be lost.

RICHD. SHOBRIDGE.

Port Arthur, 13th June, 1862.