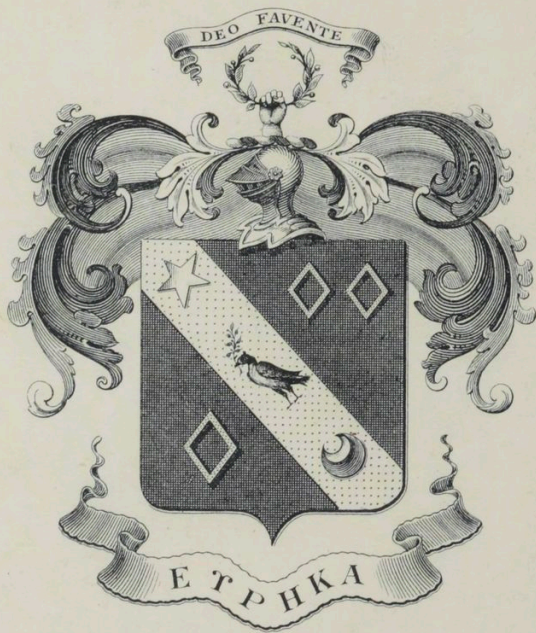


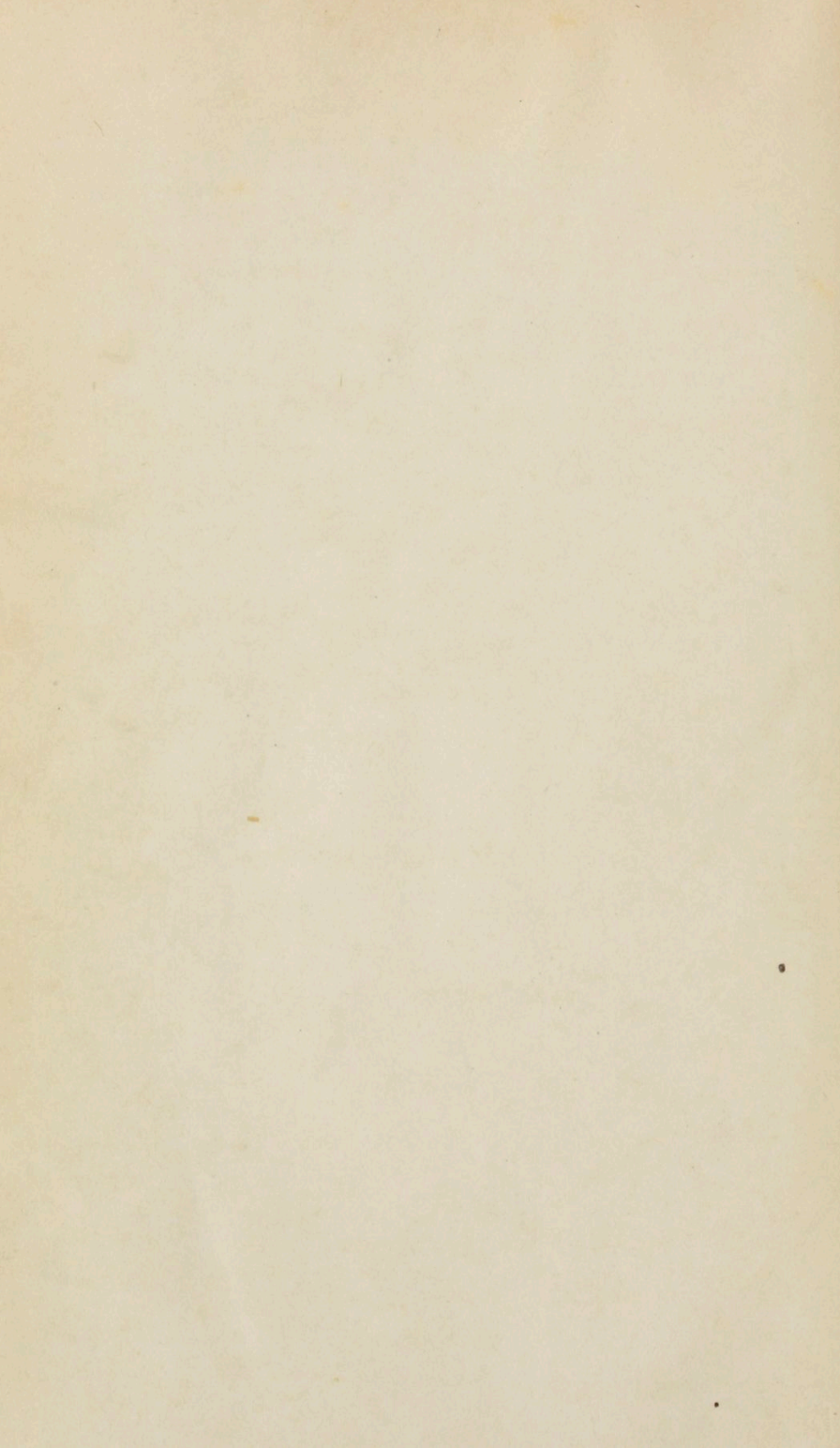
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David Scott Mitchell.



“THE GREAT SOUTH LAND:”

FOUR ARTICLES ON EMIGRATION,

DESIGNED

TO EXHIBIT THE PRINCIPLES AND PROGRESS
OF THE NEW COLONY

OF

SOUTH AUSTRALIA.

(by William Smillie)

[*Reprinted from the Stirling Observer.*]



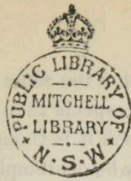
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MDCCCXXVIII.



ADVERTISEMENT BY THE PUBLISHER.

ON the appearance of the first of the following articles in the *STIRLING OBSERVER* of 8th March last, it was introduced to the public by the following notice from the Editor, in the leading columns:—

“As Emigration is becoming of great importance to the people of this country, especially when directed towards those places which the Government deem it essential to colonize, proper and sound ideas should be propagated upon a subject so deeply engrossing to those who have either already made up their mind to this decided step, or are in process of doing so. For this purpose we direct the attention of our readers to a valuable introductory article in our second page. It will be followed by one or two other articles, which will contain a digest of all the information concerning the Colony of South Australia, that can be of any importance to the public. They are the production of a gentleman well acquainted with the subject, and who has not unfrequently contributed to the instruction and amusement of our readers in days that are past.”

After the appearance of the second article, the following communication was made by John Hutt, Esq., late Superintendent of Emigration for South Australia, now Governor of Western Australia, to Mr Rae, Agent for the Commissioners at Stirling, “with permission of the Board of Commissioners to use it in any way you desire:”—

“SOUTH AUSTRALIAN COMMISSION,
6, Adelphi Terrace, 28th March, 1838.

“Two papers on the subject of Emigration have been published in the *Stirling Observer*. The first appeared on the 8th, the second on the 15th. They are very able, and show the writer to be on most points master of his subject. On this account, it is the more to be regretted that some blemishes appear, which tend rather to mar his good intentions towards South Australia.” (Here a few trivial errors were pointed out, which are now corrected). “Not knowing who the writer of these articles may be, and feeling at the same time that they are calculated to attract more than usual public attention, the Commissioners have directed me to offer these remarks to you, and to request that, should you have it in your power, you will cause these slight defects, in what might otherwise prove such valuable aids to the cause of Emigration, to be rectified.—I am, &c.

(Signed)

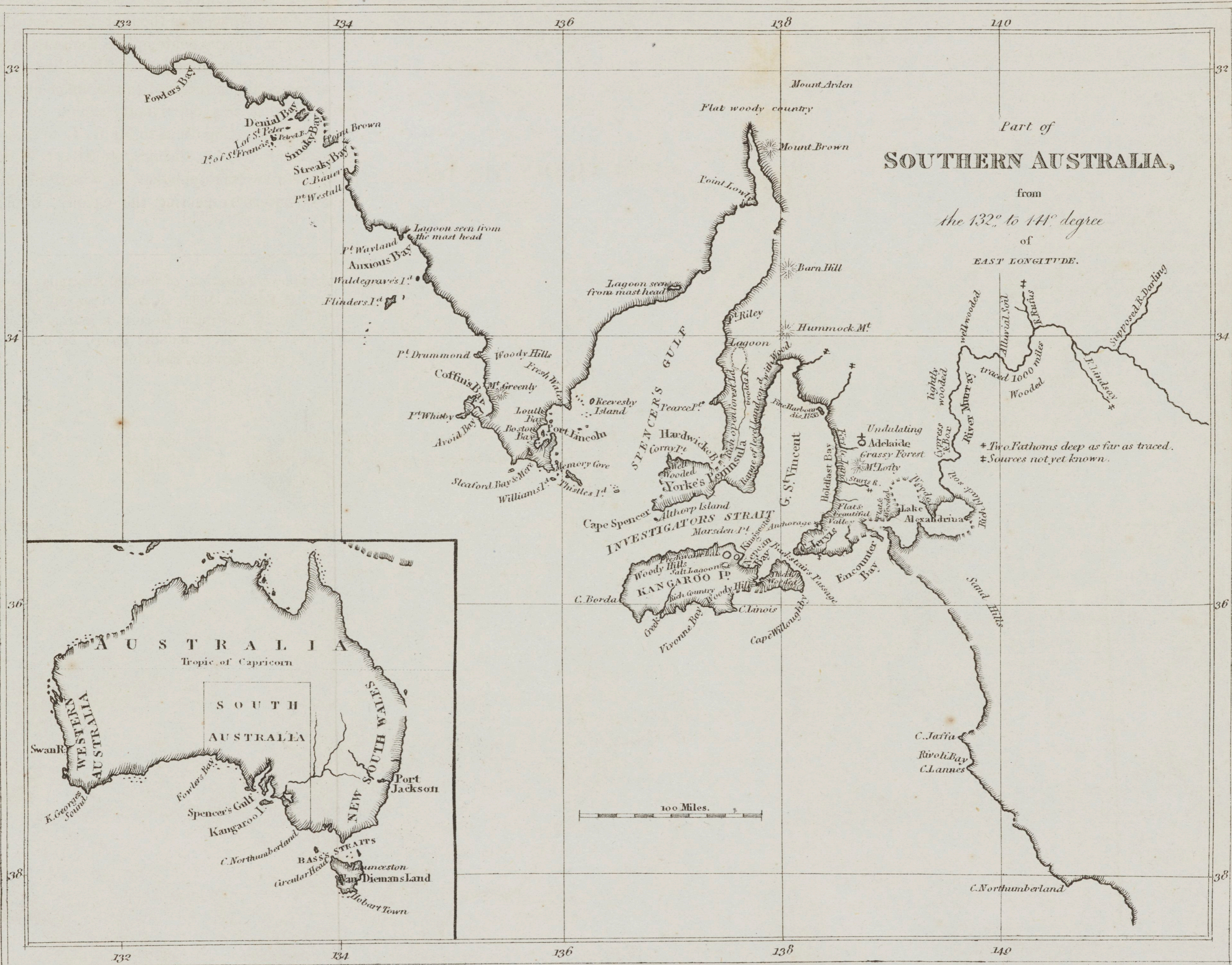
JOHN HUTT,
Superintendent of Emigration.”

The next two articles having appeared in succession, the whole, to use Governor Hutt's words, “attracted more than usual public attention,” and the publisher has been urged, from numerous quarters, to republish them in this shape. On applying to the original contributor, he at once consented to correct the press, and information on the subject having since increased, extracts have been made from the most recent advices. Everything has been done to insure accuracy, and it is believed that the present

is the only connected account, (within the same compass) hitherto published, concerning this new, and in more respects than one, interesting Colony. A postscript has also been added, which it is thought must materially increase the value of the publication to all who contemplate Emigration to any of the Australian Colonies. For more detailed information than was compatible with the present limits, the public is referred to the under cited works.*

The writer has desired that this opportunity should not be allowed to pass, without acknowledging his obligations to Mr E. J. Wheeler, Manager of the South Australian Company, 19, Bishopsgate Street-Within, London, a courteous and communicative correspondent, to whom any one requiring information of a precise nature respecting the Colony, would do well to apply.

* Colonel Torrens on the Colonization of South Australia: Longman & Co. Capper's South Australia, 2d Edition, 1838: Robert Tyas, 50, Cheapside, and J. Menzies, Edinburgh. The South Australian Record, a journal published in London on the second Wednesday of every month; terms, 5s. per annum; 5d. per number, by Mr Capper, 6, Adelphi Terrace, and others.



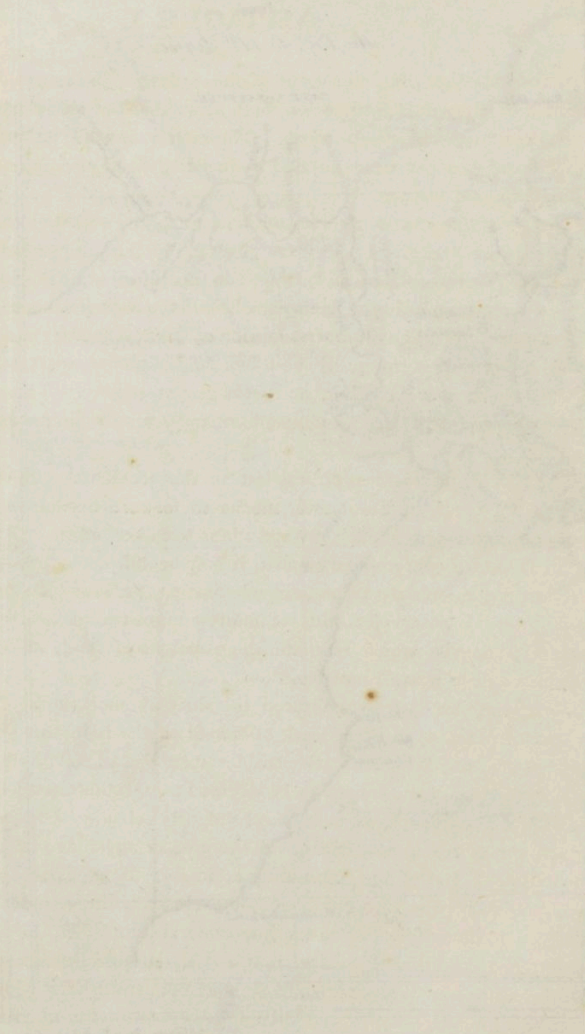
Part of
SOUTHERN AUSTRALIA,

from
the 132° to 141° degree
of
EAST LONGITUDE.

* Two Fathoms deep as far as traced.
 † Sources not yet known.

100 Miles.

NORTHERN AUSTRALIA



“THE GREAT SOUTH LAND.”

ARTICLE I.

ONE form of the energetic spirit of the times is an increased tendency of the public mind towards Emigration, both as a subject of speculative inquiry, and as a practical means of advancement. The matter, indeed, has only of late been so studied and experimented on, and reduced to fixed principles, as to be entitled to the rank of a science.

The early history of our colonization is, compared with its more recent progress, easily recounted. Limited at first to a casual and temporary residence abroad, and originating in the love of adventure and lust after wealth, excited by the discovery of America; or in the necessity of exile for conscience and liberty; it gradually matured into the voluntary adoption of the new country as a permanent home, where life might be tranquilly spent in a land of plenty, apart from the contentions and cares of a more bustling and over-grown society. Thus rose the United States and our American Colonies, for many years the increasing resort of British Emigrants.

The success of colonization was left to the accidental influence of individual enterprise; or, if the State took means to forward Settlements, an injudicious policy too often caused such interpositions to fail of effect. Without exaggerating in favour of contemporary merit, it may be affirmed, that it was reserved for our own day to create a systematic colonization, perfected in some measure by improving on the observed results of faulty administration, and deduced from the natural principles which regulate the relations of land, labour, and capital, in populous and in waste countries.

The press has latterly embraced the duty of encouraging Emigration; and, foremost in this, as in every work of benefit to the industrious classes, *Chambers' Journal* and the *Scotsman* have placed the subject in such a light, that change of country ought now no longer to be deemed a presumptuous contravention of the designs of Providence, as many have vulgarly considered it, but a more perfect adjustment of resources, tending to the greater advantage, not only of the Emigrant himself, but of the community at large. It appears to us, however, that public attention has hitherto been too exclusively directed to America, and has not been sufficiently called to the important results which the exertions of a few enlightened inquirers have accomplished in another hemisphere. The present crisis of Canadian affairs seems to be a fit opportunity for adverting to the progress of Emigration in New Holland, particularly with a view to develop the superior advantages of the promising colony of South Australia.

“The great South Land,” as the Island-Continent was called by the early navigators, was at one time looked upon, with superstitious distrust, as the *detritus* of another planet, by geological origin a questionable habitation for civilised men; and the “British colony inhabiting the stranded comet on the verge of the earth,” was long an object of derision. Captain Cook’s expedition having proved the herbage to be luxuriant, the climate salubrious, and the land goodly and pleasant to dwell in, New South Wales was first selected in 1788, as an experimental settlement for the employment and reformation of convicts. For many years the colony was one huge prison establishment, scarcely an object of consideration at home, where it was not dreamt that the remote penitentiary at “Botany Bay,” was destined to become one of the wealthiest provinces of the empire. In its infant state, it had to contend with the most discouraging circumstances, and its future prosperity was the result of accident rather than of policy. The failure of crops and of supplies from home, repeatedly reduced the little community to the point of famine, insomuch, that not only had the daily rations, meted out from the public stores, to be restricted to the utmost, but a portion of the colony, had for a time to remove 1000 miles off, to Norfolk Island, for subsistence. The elements of discord, too, were at work among the inhabitants by reason of the inequality of their condition. The free emigrants, who had been induced, by grants of land, and the encouraging prospects of a profitable traffic, to settle in the colony, could not be brought to associate on equal terms with men who were, or had been, convicts; and this source of disunion, instead of being assuaged, was aggravated by injudicious management, and has, even to our day, gone on increasing with an asperity that abridges, in no small degree, the comforts of colonial life. The skill necessary for such a state of society was not always found in the administration of naval or military Governors, guided by arbitrary and conflicting maxims. Their Excellencies were continually erring on opposite extremes. One Governor acted on the ludicrous fallacy, that in a *penal* settlement, *all* either were, or might fairly be held and dealt with as, *felons*; while others, proceeding on a pseudo-humane system, and too sanguinely expecting reformation by indiscriminate indulgence, admitted persons of the proscribed caste to society, and responsible offices, and, as a consequence, excited the enmity of the colonists of good repute.

But in spite of famine, discord, and misrule, the colony, from its own natural advantages, rapidly grew and flourished. The success of every description of agricultural and pastoral undertaking, and the high promise which all the accounts from the settlers held out, of an almost infallible prosperity, attracted fleet after fleet of emigrants; and the colony was about to be straitened for land, when the fortunate discovery of a passage over the Blue Mountains, a precipitous Alpine range, which had till then confined the bounds of the territory to a narrow stripe along the coast, opened up “fresh fields and pastures new.”

The circumstance which mainly decided the prosperity of the Australian Colonies, was the admirable adaptation of the climate for the Merino breed, and the production of the finest quality of wool. From a very small beginning, consisting chiefly of the produce of Mr M’Arthur’s flocks, (the spirited proprietor who introduced the breed,) this trade has now become a staple, and Australian wool, the best in the world, is superseding, in our market, the wools of Saxony and Spain, formerly so much in request. When the vast population of Great Britain is con-

sidered, and the demand of our manufactures, it may be conceived how inexhaustible this trade must be; while, on the other hand, the prodigiously rapid increase of flocks by natural means alone, may give some idea of the extent to which the acquisition of wealth has advanced within a few years in the Australian Colonies. The very business of emigration itself leads to great gains among the settled population. The wants of new comers are constantly requiring fresh supplies, and there is an incessant activity of traffic, circulation of capital, and impulse to every species of industry. Population, intercourse, commerce, wealth, in their own increase, have also brought with them the habits of a more luxurious condition. The settlement which, not fifty years ago, was composed of but a few rude huts on a creek at the outskirts of vast forests, till then untrodden by the white man's foot, and whose sole inhabitants were the hunters of the scarcely wilder kangaroo and emu; now, exclusive of Van Dieman's Land, and the more recent colonies, comprises upwards of twenty counties, with a rich and respectable proprietary, living, not merely with the substantial comforts of our farmers, but enjoying the elegancies of society, and the luxuries of a climate and freedom of life, unknown to the inhabitants of the parent country. This great land has also thriving townships; and at Sydney, the metropolis, there are now extensive streets, commodious habitations, gay dresses and equipages, ample wharfs and warehouses, and the "busy humming din" of an active people eagerly plying their profitable occupations.

Yet, notwithstanding so many propitious circumstances, the older settlements have had to contend with disadvantages, which, though partially amended, have not only retarded their progress, but must still continue for a length of time to operate to their prejudice.

The convict population is itself an enormous evil. In the earlier and less promising state of the colony, before its commercial and social importance could have been foretold, it was designed to promote the reform of criminals. As the free settlers increased, however, the necessity of their being provided with labourers, gave rise to a relaxation of the restraints, without which a proper convict discipline could not be maintained. Accordingly, the idea of punishment or reformation, was, in a great measure, lost sight of, and convicts came to be regarded merely as servants; subject indeed to certain regulations, but treated with laxity or severity very much according to caprice or accident. Great abuses were tolerated from necessity; or arose unavoidably out of such a state of things. The morals of convicts, low enough before they were sent there, were in many cases still farther depraved by evil example. Nor was this confined to their own class; it communicated with pestilential effect among whatever free labourers were subjected to the contamination of intercourse with them, and even insensibly pervaded the higher ranks of society. The fearful demoralization prevalent in the convict colonies, has at last attracted the attention of the Legislature, and since it has been discovered that convicts are by no means essential as a labouring population, there is a rumoured intention of their ceasing to be penal settlements; but though another convict should never be transported, too much mischief has already been done. The colonist not only distrusts his own servant, who can scarcely, without the most irksome restraint, be withheld free access to his person and property; but he has also to guard himself and his family from the foulest influences of immorality on the part of men, who, convicts once, are

now wallowing in wealth, procured by the most nefarious means. The baneful seeds may cease again to be scattered abroad, but who can eradicate the prolific weed, that has already, in such profusion, taken root in the soil?

The character and condition of the black natives is another repulsive feature of the older colonies. Naturally either ferocious or imbecile; and, by their first treatment—wantonly oppressed, or shamefully neglected; they are now in a state which may render them the objects of dread or of contempt, but very rarely of kindly interest or concern.

The mode of disposing of the waste land is a grievance which, though partially mitigated, has operated injuriously, and still retards the progress of the older colonies. Until recently all the unappropriated lands were bestowed on emigrants *by free grant*, and for the most part, without any guarantee that the applicant was qualified by industry or capital to turn the land to profitable account. Not to mention the occasion thus afforded for partiality and jobbing; or, what is also an evil, the suspicion of such conduct on the part of official persons; the result often was, that no test of sufficiency being applied, a greedy or inconsiderate demand led, for a length of time, to a valuable portion of territory being unprofitably sacrificed, and to an injurious dispersion of the population. Too great a facility for becoming landowners was the ruin of the settlement at Swan River, which was established, in 1828, with the view of dispensing with convict labour, and the other abominations of New South Wales; but where, naturally enough, individuals of the lower class could with difficulty be induced to labour for the benefit of others, when they had the readiest opportunity of doing so with greater advantage on their own account. In the older settlements, it is true, these facilities have not obtained to the same extent; but the worst effects have resulted from their imperfect land system. It often happened, for example, that grants were given to convicts, on the expiry of servitude; and no regard being had to the property being rendered available, it became, through mismanagement, a prey to unprincipled sharks at Sydney, who, by iniquitous mortgages, monopolised large tracts of land. There was thus, in addition to the evils of dispersion and undue cultivation, the greater moral curse of an improper distribution of wealth; and of men being elevated to the station of gentlemen, who, neither by conduct nor character, were entitled to any such distinction. Although this impolitic mode of disposing of land is discontinued, and the system of public sale has been introduced, yet the remedy has not been carried to the full extent, inasmuch as the proceeds of lands sold have not been hitherto set apart and exclusively applied, in the most efficient way, for the benefit of the colony.

These various defects of the original colonies having engaged the attention of several political inquirers of great sagacity, who were at the same time conscious of the superior advantages of the Australian continent and climate, they promulgated a very simple principle by which not only these defects should be obviated, but a superior colony established with all the vigour and resources of the others, and securing the enjoyment of comfort, happiness, and morality on the part of the settlers.

That principle is, that convict labourers can be dispensed with, abundance of free labourers supplied, and the evils of dispersion avoided, by this obvious expedient:—That no land should be *granted* as a free gift, but *sold* at a fixed

price sufficient to defray the expense of procuring labourers from the mother country to cultivate it and make it available; and that the whole price should be exclusively so applied. By this means, the proper gradation is preserved between the capitalist and the labourer. The land is duly cultivated, because it can only be acquired by persons of adequate means; and, while facilities are given for introducing into the colony a virtuous labouring population of free Emigrants; these, on the other hand, have no prospect of raising themselves above their proper rank and vocation, except by industrious exertion, and the ordinary way by which wealth ought legitimately to be attained.

To Mr Wakefield, Colonel Torrens, and one or two other Members of Parliament, we believe is due the merit, if not of originating, at least of enforcing on the attention of the Legislature, the great practical importance of this principle; and the result of their valuable exertions was, not only a partial adoption of their views in the administration of the old Colonies, but also the erection of a British Province, entirely on their principles, called SOUTH AUSTRALIA, in one of the most promising situations of that continent, which, by authentic reports, was found to excel in salubrity of climate, fertility of soil, extent and richness of pasturage and vegetation, and advantageous position for commerce and internal communication.

The situation of New South Wales had been the result, not so much of choice as of accident. The coast had been but imperfectly explored at the period of its settlement, and the locality was fixed on because it happened to be known to the voyagers. But its subsequent progress has shown, that it was by no means the best position for an increasing Colony. It is partly a straggling settlement along an impenetrable coast with few inlets or harbours; partly a vast succession of plains and pasturage stretching backwards into the interior, without navigable rivers or any facility of internal communication. Several fine rivers, indeed, have been found flowing towards the interior, which were eagerly explored, in the hope that, by following their course, a direct navigable communication with the sea would be found, opening up the country in the opposite direction. To the disappointment of the first adventurers, these streams were lost in great internal marshes, or arid plains, where they appeared to be either separated into inconsiderable rills, or dissipated over the surface, and consumed by evaporation. But though an end was thus put to the hope of a communication with the sea on that side, these rivers were, by subsequent explorers, discovered to unite their waters once more; and, after a splendid course of nearly two thousand miles in a south-west direction, through endless meads and vales, to disembogue into a large lake on a finely intersected line of coast near the head of the great Australian Bight. Here also, by a happy coincidence, the two indentations of Spencer's and St. Vincent's Gulfs, extending far into the interior, open up a large extent of fine land to water communication, and across the offing, Kangaroo Island stretches about 100 miles in length, abounding with excellent salt, surrounded by seas the most favourable for the black whale fishery, and with harbours and every adaptation for commerce. Such is the situation selected for a great experiment, the complete success of which has constituted an epoch in the history of colonization. This statement we propose to verify by an account of the progress and present state and advantages of South Australia in our next.

II.

The design of our former article on this subject was, by showing the excellent colonial adaptation of Australia and the great success of the older colonies, notwithstanding many disadvantages; as well as by pointing out these disadvantages, which are accidental and not inherent; to trace the development of a great principle in emigration. Till this event, not only did emigration derive little support from public policy; but the circumstances designed to promote it had been positively injurious. It is now established, however, that by very simple means colonization may be carried on to any extent, without expense to the mother country, either in the bestowal of lands, supply of labour, or conveyance of emigrants: and this has been demonstrated in the case of South Australia, of which we are now to give an account.

In 1834, an Act of Parliament was obtained, (5th William IV. c. 95,) for erecting a colony on the principles which we have adverted to, under the name of "the Province of South Australia," comprising the territory on the south coast of New Holland, between the 132d and the 141st degrees of east longitude, and between the southern ocean and the 26th degree of south latitude, with the islands adjacent. A board of Commissioners was constituted in London for superintending the sale of lands, and exercising a general control over the matter of emigration. By the terms of the Act, and the provisions established in fulfilment of it, it is expressly enjoined that the lands are not to be bestowed by free grant, but sold. The minimum price is fixed at 12s. per acre, the Commissioners being empowered to raise the price, when they think proper. The *whole* purchase money, and rents of land, form an "Emigration Fund," to be administered *by the Commissioners*, (not by the Government) and exclusively applied in sending out, free of expense, labourers or servants of good character, being, as far as possible, married, or adult persons of the two sexes in equal proportions, and not exceeding the age of thirty years. The Board is assisted by a Commissioner resident in the colony, and the Province is governed by a Governor appointed by the Crown, with a legislative council, a supreme court of law, and other administrative officers. The Act pledges the Crown to grant a representative constitution so soon as the population shall amount to 50,000. The Province is declared not to be subject to the laws of any other colony, and *no convict* is ever to set foot within the territory.

We have already pointed out the advantages of the situation, both as regards production and commerce. So highly were these advantages prized by mercantile men, that an extensive Joint Stock Company was simultaneously established, called the South Australian Company, composed of many of the leading merchants in London, who possess a capital of upwards of £300,000, for the purchase and improvement of land, for promoting emigration, and establishing a colonial trade, and generally for co-operating with the Commissioners in advancing the interests of the colony. This institution has been of the greatest benefit, not only by direct operation, but by creating a PUBLIC in this country, interested in the prosperity of the colony, and exerting an extensive influence in its behalf.

So soon as the necessary arrangements were completed, a surveying expedition

set sail, under the command of Colonel Light, Surveyor-General, on board the brig *Rapid*, for the purpose of locating the principal settlement, and arrived at Kangaroo Island on the 19th August, 1836. It was at first intended that the chief township should be laid down near Port Lincoln, on Spencer's Gulf, on account of the superiority of the harbour; but as the vicinity of the Great Murray river made the eastern coast of St Vincent's Gulf a more eligible locality, provided a suitable harbour could be found in that quarter, the party explored for some time very anxiously with this view. On examining a creek on the eastern side of the Gulf, about fifty miles from the open sea, which proved to be the embouchure of a fresh water river, they found, with great delight, what, in their own language, they call "as beautiful and safe a harbour as the world can produce;" safe from every wind; and abounding in creeks; one branch extending seven miles, from half a mile to a mile in width, and of a depth varying from three to five fathoms, suitable for vessels of 300 to 400 tons. The country, too, was all along this coast of the most attractive aspect, best described as resembling English park scenery: possessing widely extended open plains, moderately wooded, requiring little clearing, fit for immediate occupation for tillage or sheep-runs, and well watered by frequent streams; with a rich dark soil, clothed in luxuriant grass and beautiful flowers and plants. It sloped backwards from the coast for several miles, to a line of shady hills, intersected by picturesque valleys, terminating in an elevated range called Mount Lofty, behind which lay the Lake Alexandrina, and the far reaching country of the Murray.

So many advantages decided the Surveyor-General in fixing on this, as the site of the principal settlement, and on an eminence, about six miles inland from the harbourage, the capital was laid down, which, with its adjacent port, were, by desire of his late Majesty, named after Queen Adelaide.

On the 20th December, 1836, the first Governor, Captain Hindmarsh, R.N. landed amid the cheers of the settlers, and straightway the allotment and sale of the lands commenced. The Government house, a church, a bank founded by the Company, and some private dwelling-houses constructed in London, and brought out in frame, were soon erected, and the embryo township formed. From that time to the present, a constant succession of full ships have been proceeding to the colony. Accounts sometime ago received, stated that between two and three thousand emigrants had arrived, many of whom are of considerable property, and a great proportion farmers from various parts of the mother country; as well as settlers from the *other colonies*, attracted by the superior advantages of South Australia. The settled portion of the lands amounted to about 65,000 acres, and occupied a block of 10 miles round the capital, having a radius of five miles from the centre.

The first years of colonies have often been those of hardship and disaster; but even the earliest accounts from the settlers of South Australia, have uniformly spoken in so lively a style of the unusual concurrence of favourable circumstances, that we propose in the sequel to lay before our readers extracts from their published correspondence, as the best means of realising the picture of the little sylvan community; but, in the meantime, we shall proceed to explain the arrangements for encouraging and facilitating emigration. These may be described separately, as applicable to three different classes of emigrants, 1st, capitalists, whose object is the immediate purchase of land; 2d, persons of more

limited capital, whose object is merely to stock and farm land as tenants; and 3d, labouring population dependent on a free passage. They will be given somewhat in detail, as we believe that a system so admirably organised, and presenting so many inducements to emigrants, does not exist in connection with any other British dependency.

1. The Commissioners having immediately sold £35,000 worth of land at the minimum price of 12s., found it expedient to raise the price to £1 per acre, at which it is now selling. This may be thought high for lands in a new country; but it must not be lost sight of, that the money nominally *paid for land* is actually *paid for the passage of labouring servants*, without whom the land would be useless; and that, besides the freehold land for tillage, an extensive *pasturage may also be obtained*, at a merely nominal rent.

With a view to purchase, the lands are divided into sections of 80 acres each, of which sections purchasers may have as many as they please, but no fractional part. The sales are conducted in the colony, under very salutary regulations for preventing partiality or undue means. But the emigrant may purchase in this country; and will, in that case, have the right to choose his location on arrival, and to take out with him, on free passage, two men and two women, as servants, for every section, if of the description recognised by the act. He will also himself, if eligible, be entitled to a free steerage passage; and may, on paying the difference, take a cabin, or intermediate passage.

The Commissioners grant leases of the pasturage of unsold lands at the yearly rent of 40s. per square mile, or 640 acres. The term is three years, the tenant having a right of renewal in preference to other applicants. Such leases, however, are limited exclusively to *pasturage* as sheep-runs. Cultivation of the soil, and the felling of timber, are disallowed; and the land, or any portion of it, is liable to sale, and if sold, the lease terminates on a notice of two months, the tenant having a right of renewal to unsold portions.

It is calculated that the capital necessary in such cases for purchases, ought not to be less than about £150 for every 80 acres, after paying price and passage-money, and for leases about two-thirds of that sum.

2. If the object of the Emigrant is not immediate purchase but to *farm land* as a tenant, he will find it most for his advantage to treat with the South Australian Company, who hold out greater inducements in this respect than the Parliamentary Commissioners. This spirited association purchased from the Commissioners a large tract of freehold land, and an extensive right of pasturage in the colony, with the view not of immediate sale, but to encourage a farming tenantry by letting out small portions on lease to industrious tenants, whom they assist with an advance of money to complete their erections and improvements, and secure in the eventual right to purchase their farms and all fixed improvements before the expiration of the lease at a price specified at the time of entry.

The Company divide their freehold lands into lots of 67 acres, (or half a section); 134 acres (or a whole section); and 268 acres (or a double section); each with a right of pasturage to 640 acres, or a square mile. The tenant selects the land in the Colony, from the Company's unappropriated portions, which extend to about 14,000 acres freehold, and 200,000 pasturage. The leases are for twenty-one years, from the quarter-day after the selection of the lands. The ap-

plicant may select what number of sections he pleases, if he can show himself to be possessed of a fair capital, which the Company requires to be £150 for every half section. It is stipulated that this amount shall be expended solely and entirely on the farm; and, as a security, it must be deposited with the Company in England, an order being given on their manager in South Australia for the money, without deduction; and the tenant not only receives this sum in the Colony at pleasure, but in addition, to assist him to construct his buildings, and bring his land into a superior state of cultivation, the company *lend him a sum equal to his capital*, at the current rate of interest in the Colony.

The present rates of rental are, *for freehold land*—

4s. per acre per annum the first 7 years.

5s. - - - - - second 7 years.

6s. - - - - - third 7 years.

And for pasturage—

40s. per annum for each square mile, or 640 acres.

And the present terms for redeeming the freehold land, and right of pasturage leased with it are—

£4 per acre, if before the first 7 years.

5 from first to second 7 years.

6 from second to third 7 years.

But from the great increase in the value of land in the Colony, it is quite possible that these terms may be advanced.

The Company's lands, though in their natural state, are fit for immediate tillage, and it will be allowed that a moderate rent, fair terms of purchase, and a loan of money if required, are great encouragements. We have not heard that in Canada, New South Wales, or any other colony, new lands are to be had *on lease*; at all events, we are safe in saying that they are not to be had on *such terms*.

Each tenant must hire, for two years certain, two farming labourers, but these, if of the character and description required by the statute, get a free steerage passage. The farmer also, if married, and not much exceeding the statutory age, is allowed a free steerage passage; or a cabin, or intermediate berth, on paying the difference of passage-money.

The present rates of passage-money and freight from London are—steerage passage, £17 to £19; intermediate, £22 to £26; cabin, £40 to £50 or £60 for each adult. Heavy goods, £1, 2s. 6d. to £1, 10s. per ton of 20 cwt.; light goods, £2, 5s. to £3 per 40 feet; insurance about 40s. per cent. The average length of the passage is 100 to 120 days, but it has been made in 90. The ships provided by the Commissioners and the Company are first-class vessels.

3. Our friends of the labouring classes, who have not capital to be landed proprietors or tenants, will also, if young, honest, and industrious, find ample encouragements to repair to this colony; the spirit of the regulations being, that those should be privileged, "who are willing to work there for wages, until by such means they have saved sufficient to enable them in the same manner to employ others. The qualification of *age* has already been mentioned, but it is understood that in the case of emigrants, who are in other respects particularly eligible, as persons of good character, practical experience, and industrious habits, allowance may be made for one or two years of their age. The fitness of the emigrants must be shown by satisfactory references and certificates, for which a

form is supplied by the Board, on application to the Superintendent of Emigration in London, or any of the Local Agents.

The description of persons to whom a free passage to the Colony is offered, are :—agricultural labourers, shepherds, bakers, blacksmiths, braziers and tinmen, smiths, shipwrights, boat-builders, butchers, wheel-wrights, sawyers, cabinet-makers, coopers, curriers, farriers, mill-wrights, harness-makers, boot and shoemakers, tailors, tanners, brickmakers, lime burners, all persons engaged in the erection of buildings ; and their wives. Children also are free if under one year—between one and fifteen, £3 must be paid. At the age of fifteen, they are free as adults. To single women a free passage will also be granted, if they go out under the protection of their parents, or near relatives ; preference being given to those accustomed to farm and dairy work, to sempstresses, strawplaiters, and domestic servants.

These Emigrants must themselves bear the expense of reaching the vessel, taking their baggage on board, and providing their beds and clothing. On the day appointed for their embarkation, they will be received and put to no farther expense, even though the departure of the ship should be delayed. On their arrival in the Colony, they will be received by an officer, who will supply their immediate wants, assist them in reaching their place of destination, advise with them in difficulty, and at all times give them employment at reduced wages on the government works, if not otherwise employed. But they will be at perfect liberty to engage themselves to any one willing to employ them, and make their own bargain for wages. These are at present sufficiently encouraging, being by the last advices, 4s., 4s. 6d., and 5s. per day for labourers, and 5s. to 6s. for tradesmen.

Such is the mechanism at present imparting a healthy circulation between the mother country and one of its most wisely projected Colonies. The particulars have hitherto been too little before the public of Scotland, and a detailed statement, calculated not merely to explain, but to induce the enterprising spirit which can adopt and profit by the system under review, is especially called for in this quarter, where there are so many, well fitted by their character and habits, to be valuable Emigrants. Difficulties and dissuasives there doubtless are, but, as more men are deterred from emigrating by misconceptions and scruples which have no foundation in reality, than by any circumstances in their own condition, rendering a change unadvisable—we propose, in another article, to furnish quotations from letters received from the Colony, and thus, by actual documents, illustrate the “Life of a Settler.”

III.

Having, in our last, given a sketch of the constitution and first settlement of South Australia, and detailed the arrangements for conveying emigrants and allocating lands, and the advantages held out to various classes of settlers, we are to devote this article to quotations from colonial correspondence, that our readers may be informed on the points of chief interest fully, and from authentic sources.

By the South Australian Act, the Commissioners are directed to make an annual report to the Secretary for the Colonies, on the finances and general state of the province, for the information of Parliament. In the second annual report, ordered by the House of Commons to be printed in January last, the Commissioners refer to, and insert at length, as the best statement respecting the capabilities of the settlement, a letter addressed by Mr John Morphett, to several gentlemen in this country, who had entrusted him with the management of their land in the colony. Its masterly style, and sagacious views, prove the author to be a man of superior intelligence, on whose testimony reliance may be confidently placed, and we shall commence by extracting from it what appears to be a faithful delineation of the colony and its prospects. It is dated from Adelaide in February, 1837.

“The country, from Cape Jervis upwards, is very picturesque, and generally well timbered, but in the disposition of the trees, more like an English park than what we could have imagined to be the character of untrodden wilds; it is, therefore, well suited for depasturing sheep, and in many places, under present circumstances, quite open enough for the plough. A range of hills, with valleys opening through to the back, runs down it at an average distance of ten or twelve miles. Most of these hills are good soil to the top, and all would furnish excellent feed during the winter. The country between these and the sea is very diversified; in some places undulating, in others level, with plains both open and elegantly wooded. There are many streams running into the sea, with very deep channels. These in summer are low, and a few of them dry; but the entire range of hills in which these have their sources, abounds in gullies and ravines, affording the greatest facilities for damming, whereby an immense quantity of water might be retained from the winter rains. This is important, as a system of irrigation might be applied here with great advantage. The soil is generally excellent; a fine rich mould, with a substratum of clay.

“The capital is situated on gently rising ground on both banks of a pretty stream, commanding a view of an extensive plain reaching down to the sea, over which the S.W. breezes blow nine months of the twelve, with invigorating freshness. At the back is a beautifully wooded country, which extends for about six miles, to the base of the first range of hills, which are capped by a high wooded one, called by Sturt Mount Lofty, 2400 feet above the level of the sea. To the left the hills gently curve round and trend down to the coast at about nine miles from the town, inclosing a plain country, in some places open, in others wooded, having a few small streams and fresh water lakes. To the right the hills run in a northerly and easterly direction, continuing for thirty or forty miles, where they appear to sink into a plain. The country along their base is well timbered; nearer the coast it is open and level. At the distance of six miles from the town is the head of a creek, from 300 to 400 yards wide, communicating with the sea, in which vessels not drawing more than eighteen feet water, may be moored as easily and safely as in the London docks.

“The climate is decidedly fine, the heat latterly has been very great, but tempered by a pleasant sea breeze, which blows regularly through the summer, setting in about nine o'clock in the morning, and continuing till sunset. There has been scarcely a case of illness since we landed, notwithstanding the privation and hardships attendant upon the first settlement of a country, and we think nothing

of sleeping in the open air. The anticipations we formed in England respecting the fall of rain on this coast have been realised; whilst at Sydney they have been very nearly without a drop of rain for the last five or six months, we have had an abundance.

“It is gratifying to find that the country and climate are admirably adapted to sheep breeding, since wool is the staple commodity of Australia. In Van Dieman’s land this branch of farming is calculated to yield an average annual profit of 80 per cent. But in the older settlements pasturage is scarce, and most of the sheep-runs are obliged to be rented at a high rate, whereas here, a purchaser of land may obtain a square mile of pasturage at 40s. per annum.

“I have before alluded to the advantages to be expected from a communication with the Murray, and I now refer to it again, as being a point of great importance. There are extensive and rich plains to the westward of the Warragony Mountains, in which several hundred thousand sheep are depastured. The produce of these flocks has to be carried over these mountains at an immense expense, in order to be shipped at Sydney. The yearly increasing flocks of the settlers of New South Wales will compel fresh explorations to the westward, and the formation of stock settlements still farther from the point of embarkation; in addition to which, we may confidently expect the occupancy of that extensive and beautiful tract of country still nearer to us, discovered by Major Mitchell, and called Australia Felix. Now I think our position will reasonably justify us in calculating upon the whole of its export, as well as that of all the country on the banks of the Murray. I think it would be cheaper to send the wool raised on the plains this side of the chain of mountains mentioned above, down the Murray in boats, and overland from that river to our port. If we have the export, we shall certainly secure the import trade, and thus, as carriers for another settlement, obtain wealth and importance quite independent of what will arise from the capabilities of our own territory.”

From this statesmanlike exposition, we shall now turn to extracts of a more domestic kind, exhibiting the *practical life* of the Colony. These are selected from London publications for disseminating information on South Australia.

In December, 1836, Mr Brown, the agent for immigration, writes in these terms:—“The more we see of the Colony, the more our impressions in its favour are confirmed. There is abundance of good land everywhere, and the great drawback in other settlements, the expense of clearing the ground, does not here exist. Many thousand acres are fit at once for the plough without a stone or a stump to be removed, and with a soil that will produce anything. I have dug for water close to my tent, and found two feet of rich black earth, mingled with a little sand, three feet and rather more of good clay fit for brick—and beneath this, sand mixed with clay, through which the water flowed so abundantly, that with two men to raise it in buckets it came in so fast that I could not get deeper than seven feet. The well is now four feet deep, and filled with excellent water, perfectly bright. Few kangaroos have been seen, but there is abundance of parrots, wild-ducks, teals, quails, cockatoos, &c.” The Deputy Surveyor General thus writes from Adelaide in February, 1837:—“A finer country was never seen than this eastern side of Gulf St. Vincent. We have now here several persons from Van Dieman’s Land and Sydney, and they all agree in its far exceeding anything they have seen in either of these Colonies.

Although our lands are not completely surveyed, we are mustering very strong, about 1200 souls. The climate is very fine. Though the heat is at present intense, it has no injurious or debilitating effects on the constitution. I am generally occupied from six A.M. to three P.M. without cessation, exposed to the heat of the sun, and weather of all kinds, and though living entirely under camp, have not had a minute's illness since I landed, nor have we, thank God, had any serious illness amongst us." About the same date a private settler writes from Holdfast Bay thus:—"Since I have been in this delightful country, I have enjoyed undisturbed health. It is but just now that the beautiful site of the town of Adelaide has been fixed, and a paradise it is, distant from this island about six miles. I could drive a tilbury there with greater ease than over most roads in England. The *Isabella*, from Van Dieman's Land, has brought us very substantial settlers, with oxen, sheep, horses, &c. The quantity of stock already here in this short time gives us the air of an old-established country. It will be interesting to you to hear the progress we have made with the black population. The Colonel employed the whole tribe at Rapid Bay and they continue with him. They are clothed and fed daily with biscuit and sugar, and occasionally tea, and when inclined for meat, they obtain it by hunting. They have so many friends among us, that I trust they will always find a *protector* in every white man, and that the appointed Protector, when he comes, will find the way open to their confidence." This allusion refers to a circumstance which does honour to the humanity of the promoters of this Colony, viz. the appointment of a public officer for the sole purpose of protecting the rights of the natives.

Mr Morphett, whom we have already introduced, writes a private letter from Glenelg, (a second township located on St. Vincent's Gulf,) in February, 1837:—"Since I last wrote to you, many and great have been the improvements which we have made in this land of our adoption. I have no doubt of the success of our colony. Our flocks and herds are on the increase—merchandises are forwarded to our shores; the Commissioners in England send us well-selected, steady, and industrious labourers. The residents at Sydney, Hobart Town, and Launceston, not only approve of our plans, but will aid us, and many will join us as emigrants: and I hope the day is not far distant when the produce of our lands and pastures will be found in the marts of the mother country. It is almost impossible to speculate on the value which a few years will fix upon our land. Many who purchased from mere speculation, will find that their property will become a permanent support for themselves and families. The land on the eastern coast of St. Vincent's Gulf, appears of the most beautiful and fertile character; and our sheep-runs, in the neighbourhood of Adelaide, will be extensive and of good quality. In a commercial position we shall be well situated, and the navigation of St. Vincent's Gulf is very favourable. In a few years South Australia will be of great agricultural and commercial importance, and the principles upon which this colony has been founded, will spread to settlements already established, and many more which England will find it her interest to form and encourage. This is the country for a small capitalist, with sober and industrious habits. His family, which in England is oftentimes an encumbrance, will be a fortune here; and he will attain a rank in society, which in England is rarely attainable. To the ladies of our colony we are much indebted, for the

good humour and forbearance with which they bear the few inconveniences incidental to the life of a first settler. After the exertions of the day, we have the pleasures of society and conversation; and the delight which we feel in such reunions is not surpassed by English entertainments. Many of the ladies in England, who feel qualms at emigrating, would not hesitate to join us, if they knew how small a sacrifice is made for future prosperity." A gentleman from Chichester, (Mr Hack,) gives the following gratifying account of the natives:—"The natives I have no fear of. They are very useful in bringing wood and water, and are very honest indeed. We have frequent parties of them coming to the house, but they are quiet and peaceable, never stealing, and we always endeavour to make them fetch some wood before we give them bread, of which they are very fond. The children afford them great amusement. They are very kind to their own children, and often bring them to be named, and are so ready at speaking English, that they will repeat anything after you."

In May, 1837, a settler writes as follows from Adelaide:—"The town is situated in an extremely beautiful spot, and perhaps as lovely a one as any in the world. The situation is highly salubrious, and the climate most delightful. The harbour equals the London docks, and I am quite satisfied will be a most flourishing place of business in a few years. The country is tolerably woody, but sometimes there are plains of ten or twenty miles extent, almost without trees, and having every appearance of park land, with splendid soil. The voyage has been very agreeable with nearly all the ships that have come here—the climate far surpasses France—there are no creatures to injure you. There is already very good society, and the Colony advances rapidly. I pronounce it will soon be one of the finest in the world, if those to whom the development of the principles are intrusted, do their duty and carry out the instructions of the Act of Parliament." The Immigration Agent, in another letter, dated May last, says:—"We have now had nearly seven months of colonization. A finer climated country cannot be in the world. Adelaide is placed upon two hills of limestone, divided by the river Torrens. The scenery is picturesque and romantic in a high degree, and round about the ravines in the Mount Lofty range, from the top of that hill, and in numberless other points, you get most beautiful views of a country in every respect delightful. There are many thousand acres now ready for the plough, without a tree to be cleared, and the soil generally is most productive. I have hitherto been living in my tent, and have found no inconvenience from the exposure to the weather, excepting a profusion of dust in dry and windy weather, and a little chilliness in the clear and cool evenings. Yet even now, though so near our Christmas, we have weather more like the fine days of our early autumn, than anything like winter. Beautiful plants and flowers are springing up constantly, and we have had such a succession of them, that scarcely a day passes but some one brings us another new flower. A very important subject for congratulation is, that we had no disturbance with the natives. I frequently go to sleep with fifty of them lying within ten yards of my tent, without a moment's suspicion on either side, and without losing a wink of sleep. They are superior to the Sydney and Van Diemen's Land blacks, both in appearance and intelligence. My temporary house is putting up. Here we shall be when you receive this, with Mount Lofty in front of us at the distance of eight miles, a lower range of beautiful hills a little nearer, and, between this and the town, a valley

with small trees and the richest herbage. The town slopes downwards to the valley. It is like the rich and verdant views in Cumberland."

Another letter, dated in May last, is interesting, as having been written by an emigrant of a more humble grade, (a tradesman from Portsea,) to his mother, soliciting her at an advanced age to join him in the colony, but using no other persuasive than a simple recital of the way of living. The letter contains many personal details, but we have only room for extracts:—"I will state things as they are, without flattering our situation, that you may judge for yourself, whether you will stay, or come and be comfortable with us. You may say you are too old to come such a voyage, but there are people 70 years of age, that have come on with their families, and never were so well in England as they are here. We are now near the middle of winter, and the weather is like May in England. Our shortest daylight will be $10\frac{1}{2}$ hours' sun; there is very little twilight, and it is soon dark after sunset. The climate is good and healthy at all seasons; all are agreed upon that. The appearance of the country is beautiful, and there are level plains for 12 miles, of good farming land. A railroad is about to be constructed across one, seven miles from the harbour, which will afford an easy conveyance to the town. Vegetables grow quick. I have an onion I planted one month after I landed, and the seed is nearly ripe. I have potatoes, pease, French beans, and cabbage-plants, coming on nicely. The American corn grows to a very large size in Sydney, and I have planted about a quart, and shall have two young pigs in about three weeks time, so that the corn and pigs will grow together; I have also sown some oats and turnip seed, &c. I have begun at my trade, and find I can do better at it than going out to work. I get 12s. a pair for men's dress shoes; 14s. for three holed shoes; £1 for half-boots. Journey-men's wages are 6s. 6d. for closing and making shoes; 10s. for closing and making the water-tights; 3s. for making women's pumps, 6d. extra for welts. Susan gets double the English price for her bonnet work, some weeks she earns as much as myself. * * * * "I have now given you an outline of our future prospects, and will leave it to you to determine upon coming. Susan wishes me to be very pressing for you to come, as do Sarah and John; and James says if you do not come he will go to old England for you. If you were to hear them prattle, I know you would not hesitate about it; all you would have to do would be to get a paper and fill it up. William of course would come, and there is not the least doubt but he would do well. You would find that after a few days at sea, you would be as safe as in a house, and the Commissioners' ships are well fitted."

An active private settler, Mr Stephen Hack, after speaking most favourably of the natives, gives the following lively sketches of the colony and of the "Bush Life:"—"We arrived in February, and have enjoyed the most delightful weather ever since, with occasional showers; the heat is rarely so oppressive as you often have it in England, there being generally a pleasant breeze, and it is mostly cool at night, so that you do not find two blankets at all too much. The wooden houses, taking the climate into consideration, are quite as comfortable as any brick house in England. In this colony every one is making a very large profit, if they have anything to sell. The land is generally good. There is a large extent of first-rate soil, as black as ink, and fit to plough up without any preparation. There is a great burden of grass in many places; I am going to mow about three

or four acres for the horses; and it is thought there is nearly two and a half tons to the acre. Certainly I have no reason to think I have done a foolish thing in settling here; there is now a good living with every prospect of its continuance. I have been lately living a good deal in the 'bush,' part of the time exploring, and since have been busy putting up a secure sheep-fold, huts, &c., in a beautiful valley in the hills about eight miles from any settlement; this will show you we do not live in much fear of the black fellows." The following account of a *Kangaroo hunt* is graphic of colonial sporting life:—"While I was exploring, I killed my first kangaroo, it was a monstrous 'old man' as they are called here; the white lurcher fixed him, but the kangaroo took him in his fore paws and dashed him to the ground, as if he had been a puppy; luckily my mastiff was in time to have a spring at him, the kangaroo was not able to throw him about quite so easy, but actually held him at arms length till I came up. I put my shoulder under his tail, and with a great effort capsized him, and cut his hamstrings. Before I succeeded in this he gave a kick that sent the white dog up in the air three or four feet. The instant the kangaroo came down, the dogs fastened on his throat and soon made an end of him. The old man weighed more than a cwt. and a half—when fighting he stood as tall as I. * * * I suppose this is the beginning of winter; if so, who would live in cold, damp, dripping England? I am now living in a hut of boards and rushes, without either door, window, shutters, or fire-place, and without feeling the want of any of them. There has been little or no illness here; Mr Cotter, the colonial surgeon, praises the climate highly. * * * Our bullocks have cleared us £300 already, and so many things are opening, that we may consider ourselves in a concern that promises to be increasingly prosperous. Certainly, way does seem to open for us in a most extraordinary manner. I am now in excellent spirits about our prospects, for we have a good income in a manner secured to us. There have been several cargoes imported, of which we have purchased very largely, and have done well; they will average about 50 per cent. clear profit. * * * Some friends of mine were on the top of Mount Lofty the other day, and saw Lake Alexandrina distinctly."

The following extracts are from another letter of Mr Morphett, from Adelaide, dated in July last:—"The price of town land is increasing so rapidly, that in the course of a year or two, I should not be surprised at its fetching from £100 to £300 per acre. * * * The stream (at Adelaide) if dammed up so as to retain about ten feet more water, would be one of the most picturesque and beautiful rivers I have seen. From the river we turned our eyes to the plains, covered with verdure, and diversified with open country and woodland, and blessed our fate we had been thrown in such pleasant places. We then thought of the effects of an introduction of capital and the progress of civilisation, and felt (as I always do) most sanguine of the result. * * * An intelligent gentlemanly man (Mr Pollard) who has travelled a great deal in Europe and America, and has been at every settlement in Australia, at some of which he has spent a considerable time, has given his opinion of our Colony. He says that he has not seen such an extent of good land in any part of Australia, as we have in the immediate vicinity of Adelaide. He is trying to buy town sections. He came in here without intending to do so when he started from the Mauritius, and is going to Sydney to sell his cargo. He purposes

detaining the vessel that he may have an opportunity of examining the country, and has expressed his astonishment and delight at the beauty and excellence of the land. His expressions are echoed by the master of the schooner and passengers, one of whom has been eight years at King George's Sound, the Governor of which settlement fears the establishment of our Colony will very much retard his. Pollard has said that if he were to return to Swan River, and give a correct account of what he has seen here, he should bring every settler from that place."

We extract the following passages from an address by the Editor of the *South Australian Gazette*, in August last:—

"Here the possessor of a snug farm of one hundred acres, can bring out a few workmen of his own choosing, and make his farm produce its value, and pay its expenses in the first couple of years, besides being then worth, at least, ten times its first cost. He must be careful to pick out steady, sober, industrious men; and having made a written agreement with them for one year after landing in the Colony at least, (two years would be the better term,) at so much money per week, he must apply for a free passage for them. All reasonable facilities are afforded for bringing the men out in the same ship with himself, if he prefer doing so. We have an honest law, by which the faith of contracts between master and servant, made in England, must be religiously kept here. The servant is protected in his rights, and held to his bargain as well as the master. When the contract is fairly at an end, the labourer is free to work for whom he pleases—to leave the Colony if he likes; for we hold, that unless men can be kept in it by ties of interest, after they have fulfilled the easy conditions upon which they were brought out, it is vain to attempt any other means.

"The town of Adelaide is on the eastern side of the Gulf St. Vincent, nearly six miles distant from the sea, and about the same distance from a beautiful range of hills, of which Mount Lofty is the most prominent. It is situated in a plain of great extent and fertility, well timbered and watered. The land is generally a deep rich loam, occasionally inclining to, or intermixed with sand. Limestone, slate, granite, excellent brick and potter's clay, have been met with in great abundance. The hills are covered with a species of wood called stringy-bark, of as much use, and as easy to work, as American pine; it splits freely, is fit for all country purposes; and fences made of it, beat the Yankee ones 'all to nothing.' There are hundreds of thousands of acres of this timber, plenty of it, within seven or eight miles of the town: and if we had 20,000 Emigrants every year, for the next century, there would be enough for them all. The Commissioners at home, who act with liberality and spirit, will probably reserve a large tract for the free use of the settlers. Coal is said to have been found at a spot near the sea, about twenty miles distant; but there is no evidence to warrant my asserting this to be a fact, although the indications of it are observable in several districts. There is, however, a sufficiency of excellent fuel for many years to come, in the eucalyptus, or gum tree, which grows to a large size, and is abundantly spread over the plains.

"Very little difficulty is found in clearing the land, as there is scarcely any scrub or brush wood. Four bullocks possess strength enough to turn up any part of the soil I have seen. The small patches that are everywhere being culti-

vated around us (remember always that I have not yet been altogether seven months in the colony) have produced uncommonly well; and the garden crops, potatoes, peas, beans, cabbage, and turnips, are thriving delightfully. In a few days the time for planting maize, or Indian corn, will arrive, and great success is expected in its cultivation. The mildness of the climate is great. The Governor has some orange, olive, and fig-trees, that have stood out in the open air all the winter, and look remarkably healthy. The vine is sure to flourish, especially on the limestone tracts. Melons and pumpkins of all sorts grow freely in the open air. The hottest days we had, were in January and February, and occasionally the thermometer reached 100°; but it never indicated a very high temperature for more than a few hours at a time, and the mornings and evenings were almost invariably cool and refreshing. During the winter, the extreme range has been between 43° and 60°. A good deal of rain has fallen within the last two months, but it has never been constant for more than a day. Sometimes we have a cold wind during the night, from the N. E.; which, however, does no observable harm to vegetation. The natural fertility of the soil may be imagined, when I state the fact, that now, at the moment I am writing, in the depth of our Australian winter, there is on the plain, of which Adelaide is the centre, plentiful food for 50,000 head of cattle, and ten times that number of sheep. The grass indeed, burnt by the natives to the ground, a few months ago, is already ankle deep,—close and rich, not rank. Our oxen and horses, hard worked and hard ridden as they necessarily are, grow fatter and fatter every day; and the sheep whose bones, when landed, seemed only to be held in their places by the skin, have never required more than a few weeks to get into excellent condition. I have seen mutton at the butcher's, which would not have disgraced Leadenhall market. Pigs and poultry thrive as well as in the richest districts of Yorkshire or Westphalia, and require very little feeding. Indeed a few handfuls of Bengal wheat, now selling at 2s. 6d. per bushel, is sure to bring them home. The amount of stock in the colony is very considerable. Among the last arrivals, are several settlers from Swan River, who prefer Adelaide to that place.

“At first we had a number of the Dingo, or Australian wild dog, prowling about, but little or no mischief was done by them. There is now, however, scarcely one to be seen or heard; and in a year or two it is likely we shall get rid of the animal altogether. The kangaroo is in great abundance, and can be purchased at from 9d. to 1s. per lb. The emu is not so plentiful, but we meet with it occasionally. The black swan and wild duck, in great variety; quail, plover, cockatoos, and parrots abound. The harbour and gulf swarm with fish.

“As to provisions generally, the prices were rather high about a month ago. Fresh beef, 1s. per lb. for the best joints; mutton, the same; salt pork has varied per cask, or tierce, from £6, 10s. to £10, 10s. It has lately fallen, and is now retailing at from 7½d. to 8½d. per lb.; flour, of very fair quality, has been sold at from £2, to £3, per barrel, but these prices are giving way, and must decline in a few weeks. Sugar, of good quality is offered by the cwt. at 6d; tea at 3s. to 4s. 6d.; butter and cheese are from 1s. 6d. to 2s. 6d. per lb., according to quality; eggs, 3s. per dozen.

“Being only six days' sail from Launceston and Port Philip, and not more than ten or twelve days from Hobart Town and Sydney, the knowledge of the Colony wanting any particular article, will be sure to bring an immediate and

large supply of it from one or other of these places; there never can be any continuation of prices at a rate much higher than our neighbours pay. Indeed, till we are independent of their supplies, we may occasionally expect very low prices, through an over-abundant importation.

“To the capitalist we have little to say—chiefly because he is likely to be well informed of a place where investment of money is sure to be profitable and safe. Any man with 1000 ewes might realize an ample fortune, on our unlimited ranges of healthy sheep walks, in five years. The industrious farmer should turn his attention to South Australia. Let him purchase 100 acres of land—bring his ploughs and spades—and two or three active sons, or steady labourers, to assist him—with £200 of cash, to purchase a pair of bullocks, and a few sheep and pigs, and he will double his property in two years. Every Emigrant should bring out sufficient tools for his trade: these are dear in all Colonies, especially new ones—where the supply of labour, being sometimes insufficient, individuals must work at different trades. Nothing is more useful than axles and wheels—from the common barrow, to the large waggon. Good axes, saws of all descriptions; a few wedges, mall rings, screw-bolts, and a little iron for repairs, are necessary. A twelvemonth’s supply of the materials most needed should be brought by the Emigrant; as to clothing, that of England answers well. The climate is generally warm, but occasional night winds renders flannel and blankets necessary. We have heard of no ill effects from cold, or sudden changes of temperature. Indeed every body has been very healthy, and no appearance of any epidemic. The natives, who are in small numbers, and perfectly friendly, are almost invariably free from disease.

“We therefore recommend Emigrants, wishing to live in a fine country with elbow room, and where industry is sure to be rewarded, to lose no time in shipping themselves and their children for South Australia. We want no idlers—no drunkards. But steady sober men, not ashamed to live by the sweat of their brow, will be welcomed—and cannot fail to become independent in a few years.”

The following is from the most recent intelligence:—

Mr Stephen Hack writes from “Launceston, October 3, 1837.—I am on my way to Sydney, for the purpose of buying horned cattle, for shipment to South Australia. There is now a demand for sixty bullocks per week for the butcher, at 1s. per lb. The cattle in Adelaide average 80 stone, or 640 lbs., and fatten in the bush in a month or six weeks. They will therefore sell to the butchers, who neither give nor take credit, for £25 or £30. I can buy them in New South Wales for £4 or £5, and they will not, every expense of freight, &c. included, cost more than £14 or £15. Cattle pay in South Australia far better than sheep; milk sells for 10d. per quart, butter at 3s. per lb.

“Have I mentioned the immense extent of clear fertile plains extending along the whole eastern side of Gulf St Vincent? In many places a plough might be driven for five miles in a straight line with neither stone nor stump to interrupt it. This is a most important advantage which South Australia enjoys over its neighbours. In Van Dieman’s Land, land is sold at 5s. an acre. If a person buys 400 acres, he is usually fortunate if half or a third prove good. There is then £5 or £6 additional expense to be incurred, before it is brought into the same state for use in which it is found at South Australia, in its natural state. In fact, when fenced, the land is equally fit for every purpose as any old pasture land

in England. The native grass is good and abundant in many places all the year round. In places, for three months, it turns a little. A bullock, very old, poor and weak, strayed away for two months and was brought in weighing 703 lbs., and sold as beef for £35. The grass grows fast all the winter, and the swallows remain all the year. There is plenty of wild lucerne growing here green and fresh in the driest summer. The conies are beginning to breed now. I saw an old hen the other day with a large brood of about a dozen; they take to the hills all the winter, and are then seldom seen; but come down into the plains in summer, and feed in small herds like cattle, and they are very fond of feeding and mixing along with them."

Mr W. M. Orr writes from "Hobart Town, Van Dieman's Land, October 5, 1837:—The accounts of parties who have visited South Australia, are of the most flattering description; they all describe the land as infinitely superior to any part of Van Dieman's Land, or the settled parts of New South Wales. Mr Edward Lord, jun., a resident here, living on the estate of Laurennny, acknowledged to be the best tract of land in this island, recently visited South Australia; on his return, he states the land at South Australia greatly to exceed in quality, both for grazing and agricultural purposes, the far-famed Laurennny property; and this report has caused a great sensation here in favour of the New Settlement."

Our space does not at present admit of farther remark, but we shall return to the subject.

IV.

To the extracts in our last—exhibiting the opinions and feelings of individual settlers as to the condition and prospects of South Australia, we subjoin the following passages from the "Colonization Commissioner's Instructions to the resident Commissioner, for his guidance in the Colony," published in the Appendix to their second Parliamentary Report. These speak, better than any commentary of ours, to the spirit by which the promoters of the Colony are actuated in their philanthropic purposes, and ought to gain the confidence of the more dependent classes of Emigrants.

"The Commissioners are decidedly of opinion, that it would be inexpedient to adopt any regulations which could have the effect of placing the emigrant labourers under personal restraint. They should be induced, not compelled, to remain in the colony. By kindness and conciliation—by attention to their wants and to their wishes—by the ties of sympathy and confidence, and by the initiation of such economical institutions as may be calculated to encourage orderly and industrious habits, and thereby to promote their physical well-being, and to advance their social and moral state, the working classes should be attached to the country of their adoption. The economical institution which seems best calculated to promote habits of frugality and industry, and to bind the working classes to the colony by the ties of interest, IS A SAVINGS' BANK. * * *

"The same considerations which render it expedient to establish Saving's Banks, render it also desirable to encourage the formation of Benefit Societies and Mechanics' Institutes. At the earliest period means should be devised for

laying the foundation of economic, scientific, and other institutions, which, being in part supported and managed by the working classes, will exercise them in the art of self-government; and while preparing them for the reception of their representative constitution, will have the immediate effect of making them feel that they belong to a colony of a superior order, and of rendering them proud of the distinction of being founders of the South Australian nation."

"Government having appointed an officer whose especial duty it will be to protect the interests of the aborigines, the Commissioners consider it unnecessary to do more than give you a few general instructions. You will see that no lands, which the natives may possess in occupation or enjoyment be offered for sale, until previously ceded by the natives to yourself. You will furnish the protector with evidence of the faithful fulfilment of the bargains or treaties which you may effect with the aborigines for the cession of lands; and you will take care that the aborigines are not disturbed in the enjoyment of the lands over which they may possess proprietary rights, and of which they are not disposed to make a voluntary transfer. On the cession of lands you will make arrangements for supplying the aboriginal proprietors of such lands not only with food, but with shelter, and with moral and religious instruction. With this view you will cause weather-proof sheds to be erected for their use, and you will direct that the aborigines be supplied with food and clothing in exchange for an equivalent in labour. One means by which extensive benefits may probably be conferred on the aborigines at a small cost, will be to afford them gratuitous medical assistance and relief."

The following is the conclusion of the report:—

"In order to give early and full development to the natural resources of the Colony, it will be necessary to effect some local improvements. The Commissioners have already taken the means, and will encourage, as far as they legally can, the enterprise of the Colonists themselves, in executing local improvements which may contribute to give additional exchangeable value to the produce of their industry, and to render Port Adelaide a commercial emporium. With respect to those local improvements, the execution of which is likely to afford profitable employment for capital, important assistance may be expected from the South Australian Company, who have established a dock and a whale fishery, have opened a bank, and have erected steam mills for sawing, and for grinding corn. The company have also made arrangements, under which they have granted leases of farms, assisting each tenant with capital, and giving him a right at a future time to purchase the fee-simple of his farm at a fixed price. In conclusion, the Commissioners beg to state, that the experience of the past year gives them a confident expectation that the Colony of South Australia will rapidly advance in wealth and population. It combines, in an extraordinary degree, the natural sources of prosperity; the land on the eastern shores of Gulph St. Vincent is represented as being the most fertile which has as yet been discovered in Australia; all the principal rivers of New South Wales, as yet known, take a western course, and unite with the Murray, which, with its tributaries, is navigable for boats for upwards of 1000 miles; and the concurring advantages of soil, of position, and of internal navigation, must render the Port of the Murray not only the capital of South Australia, but one of the principal seats of the commerce of New Holland."

To show our readers that the higher interests are not overlooked in the general arrangements, we extract the following from a lecture delivered in the Mechanics Institution at Chichester, by a gentleman versed in the affairs of the Colony, a relation of some of the Settlers:—

“You will probably inquire if any particular form of religion is established by law. Let it not be thought that the founders are insensible to the blessings which exclusively belong to a religious and virtuous population. To form such a community, their most anxious efforts are directed; but they have considered that these blessings were best secured, by not making one religious sect dominant over the rest, or possessed of any peculiar superiority, save that which it may derive from the consistency of its members and the Christian zeal of its teachers. The emigrant members of the Church of England have taken out with them for present use a wooden church, in which the Rev. C. B. Howard, a pious and zealous clergyman, officiates; and members of various Dissenting persuasions have been equally careful to obtain the advantages of a gospel ministry. The all-important subject of education is not forgotten; the formation of schools for the benefit of every class of the community is in progress, and competent teachers are already settled.” A newspaper has been in existence for some time, and it is said that a second is soon to be printed in the colony. It appears also that a literary and scientific society has been established, which is forming a library and a collection of philosophical apparatus.

Our readers will by this time perceive, that the end of the promoters of this colony is not to transplant isolated individuals, but society; not to people the land with mere hewers of wood and drawers of water, or with a luxurious class supported by slave labour; but to foster the growth of a healthy community, possessing the natural gradations incident to different degrees of wealth, intelligence, and refinement; and among whom institutions and the arts may be introduced and advanced. In this undertaking, the success of which makes it scarcely longer a matter of experiment, we see not the mere provision for the necessities of a superfluous population, but the ground-work of a political system. Already another body of our countrymen are engaged in applying similar principles to the colonization of New Zealand; and ere long the distant isles of the Pacific, and the unexplored wildernesses of the Great South Continent will partake of the blessings which Christianity and civilization have diffused over the older world and will develop resources and influences beyond the reach of speculation.

Practically viewing the points more immediately considered by intending settlers, the superiority of South Australia over all the colonies is apparent. Canada, or the United States, have been preferred by some on account of vicinity to this country. But while, on arrival in America, the emigrant has to undertake a distant over-land journey in quest of a location; and after great labour in felling and clearing, has to contend with many hardships in a severe climate, admitting only of tillage-husbandry, the South Australian emigrant is provided with the most commodious arrangements for transit, and disembarked at the very spot where he is to settle, in a delightful climate and in a country fit for any agricultural or pastoral purpose.

Again, the older settlements of New South Wales and Van Dieman's Land have been preferred on account of supposed advantages, of greater cheapness of land and stores. But, independently of the moral evils which have been already enu-

merated, the unappropriated territory in these colonies is remote from markets, while, in South Australia, lands may be selected in the most eligible locality, near the coast and water communication, at a trifling distance from the chief town, and under the most encouraging circumstances. The terms of purchase, apparently higher than in the older settlements, are compensated by the easy terms on which pasture lands can be had on lease, and the facilities for obtaining labourers, not the refuse of our criminal population, but husbandmen of approved character. The docile disposition of the natives is also no trifling advantage. South Australia too, being but a few days' sail from Van Dieman's Land, and at no great distance from Sydney itself, the importation of supplies is easy, and the prices can never become exorbitant. By recent accounts it appears that respectable stores had been established, and many articles in general use were almost as cheap in South Australia as in the neighbouring settlements.

Having said thus much in favour of the arrangements respecting this colony, we may be allowed also to point out what appears to require amendment:—Scotland, which from its hardy and intelligent population of ploughmen, shepherds, and artizans, could send forth a numerous class of good settlers, ought to be made better acquainted with the affairs of the colony, and to have greater inducements presented for emigration, by a more frequent dispatch of ships from the Scottish ports. Another suggestion which we venture to make is, that the limitation as to age, if rigidly adhered to, must operate injuriously, in excluding individuals in all respects very proper for the colony. We should also judge the charges made for the passage of children to be impolitic. Mr Howitt, in his "Rural Life of England," beautifully describes the part which mere children are accustomed to take in the concerns of farming; and if their efforts and offices ameliorate the severer duties of parents or employers in over-peopled England, how infinitely more valuable must they prove in a country where heads to contrive and hands to perform are the only helpmates required by a bounteous nature.

Misconceptions which for a length of time operated to the prejudice of Emigration, have now, in a great measure, been dispelled. It was supposed that none but the needy, and such as had no prospects of advancement at home, should go to the Colonies—a step which was considered to imply a forsaking of the native land—a ceasing to be a citizen of Britain, or in any way a contributor to, or partaker in, the national prosperity. The improved state of society in the Colonies of late years, by the accession of so many Settlers of wealth and intelligence, and the propagation of more just views of the colonial relations with the mother country, have done much to combat this prejudice. It is now no longer questioned, that a man of property, by emigrating, besides improving his own condition, confers a two-fold benefit on his country. First, by withdrawing his capital from competition at home, he relieves a market which is overstocked, and gives additional value to what remains; and in the next place, he brings a valuable acquisition to a market where the demand, being greater, it becomes more productive; and, as the aggregate is continually circulating, the increased value benefits not the home country alone, or the Colonies alone, but the empire at large. What is thus true of wealth, is no less so of mental endowments, talents, or labour of any kind. From the state of population, and the division of labour in old countries, there is a superabundance of industry and skill in every department, and great energy and application are spent on results, which

if not altogether unimportant, at least come far short of what, under other circumstances, might be attained. There is indeed in some cases as much acuteness devoted to the most trivial details, as in other situations, and applied to other concerns, might influence the fortunes of a nation. However commendable the assiduity thus called forth, a large portion might be advantageously removed to a more productive field of action—to a NEW COUNTRY, where, free alike from the anxieties of the over busy, and the frivolities of the idle, intellect may be fruitfully exerted in maturing the arts of a young society, or aiding the administration of its public affairs.

Nor let it be supposed that an early period of life is indispensable. In contemplating the many inducements now apparent in this change, how often is the wish, almost ripened into determination, repressed by a desponding thought of advanced years; and that too by men who have no misgivings, about continuing their profession or business, for fifteen or twenty years at home. But should declining health sooner or later indicate the time when they must retire from the occupations and pursuits which have hitherto engrossed them; when

Hackney'd in business, wearied at that oar,
Which thousands, once fast chain'd to, quit no more,
But which, when life at ebb runs weak and low,
All wish, or seem to wish, they could forego;
The statesman, lawyer, merchant, man of trade,
Pants for the refuge of some rural shade;

—how few are found prepared with tastes and habits suited to retirement, or means ample enough to command the amusements and resources necessary to repel those attacks which ennui is ever ready to make on the peace of the once active, now the idle man? For such persons a new scene is opened up. They need no longer pine under a quiet monotony at home, in Devonshire or on the Continent; but may repair to a region where they can engage in an agreeable activity, and enjoy a climate obviously fitted by nature to foster and cheer declining life.

POSTSCRIPT.

SINCE the foregoing articles were prepared, the contributor has seen Mr MacArthur's excellent publication on New South Wales, and as that work may not be accessible to all who take an interest in the Australian Colonies, he has extracted a few passages from it. Sydney and Adelaide being situated nearly in the same latitude, all that is true of the one colony as regards climate and natural productions, is true of the other; with this exception, that the result of the experience hitherto had, goes to establish that the southern shores of the continent are not so subject to long droughts as the eastern, a fact that had been previously anticipated by scientific men.

“The climate is proverbially mild and salubrious; the soil productive, yielding every grain and vegetable useful to man, with fruit in the highest perfection, and of all varieties, from the currant and gooseberry of colder climes, to the banana and the pine apple of the tropics.

“Even within the immediate vicinity of Sydney, apples, pears, plums, strawberries, cherries, raspberries, mulberries, medlars, apricots, peaches, nectarines, figs, grapes, melons, oranges, lemons, citrons, loquots, olives, pomegranates—and, in sheltered spots, the guava and the banana, will be found growing intermingled, and producing fruit, each in its kind, abundantly, and of the richest flavour. Of vegetables the same holds good: so mild is the climate, that green peas are gathered in winter as well as summer, and the potato produces two crops in the year. This, however, is near the sea-coast; in the interior of the country, the winters are more severe. Sharp white frosts are of frequent occurrence; and even snow in the upland districts, the climate varying more from difference of elevation than of latitude.

“Wheat, on good soils, with proper cultivation, averages from twenty to thirty bushels to the acre, weighing from sixty to sixty-four, and occasionally sixty-five pounds the bushel. In the county of Argyle, one of the colder districts, forty bushels per acre have frequently been obtained, and, in some instances, it is said, even more; but under the improvident slovenly system, too prevalent on the farms of the smaller settlers, hitherto the chief wheat growers, the average crop is probably not more than fifteen bushels to the acre. The seed time is from March to June, the harvest in November and December; for oats and barley the same; but as yet these have been chiefly cultivated for fodder.

“Maize, the most luxuriant of grain crops, is sown in October and November, and ripens from March to June, producing from twenty to forty, fifty, and even seventy bushels, nett to the acre, according to the quality of the soil and the carefulness of the culture; so that there are two seedtimes and two harvests in the same year, at different seasons, and rarely have both been known to fail.

“The climate and soil are well suited to the vine, the olive, and the mulberry. Vineyards and olivegrounds have been already planted in several districts, and very palatable wine produced. Tobacco of good quality is grown. Silk and dried fruits, with other useful and valuable articles, for the growth of which the climate is favourable, will doubtless, by degrees, be produced.

“But whilst nature is thus beautiful, nowhere is the truth of the wise ordination of Providence—that what is most to be desired must be sought by labour—more manifest than in New South Wales.

“Amid the primeval forests of Australia, the stranger will be struck with wonder at the novel character of everything around him. He will admire the gigantic growth of the trees, the varied beauty of the flowers, and the luxuriance of the uncropped herbage; he may breathe enjoyment from the pure and genial atmosphere; but for wherewithal to allay the cravings of hunger, he would seek in vain. There, nature of herself, produces absolutely nothing in the vegetable kingdom for the food of man; but to honest and persevering labour, nowhere does she yield a more grateful return.

“Money, which, in long established communities will at once procure the objects we desire, loses somewhat of its immediate influence in a young Colony. Time and labour must also be bestowed to create the means of enjoyment. The first steps towards forming a home amidst the wilds are not only toilsome, but in some degree disheartening. Even those natural beauties which may have influenced the Settler in his selection of a site, are converted into deformity. The forest must be hewn down, and, in its immediate effects, nothing can be more desolating than this operation.

“By degrees, however, the felled timber and the stumps are turned off; the unsightly gap in the forest, with its forbidding barrier of trees with branchless stems, gradually gives way before the woodman’s axe, and becomes blended in a more distant and mellowed outline.

“Fresh attractions of a more pleasing and permanent character, succeed to those which have been destroyed. Order, utility, comfort, enjoyment, luxury, follow each other step by step, and the charms of culture and civilisation deriving increased beauty and power from their being of our own creation, replace the wilder aspect of nature.

“There are, indeed, in many parts of the Colony, fertile meadows free from timber and ready at once for the plough; but even in such situations, the first steps towards a settlement are destructive of natural beauties, and attended with many privations and causes of discomfort, which the young Settler must make up his mind to endure with patience and fortitude.

“In New South Wales, however, the difficulties of a first establishment are, in the present day, sensibly diminished to the Emigrant by the labours of those who have gone before him.

“Domestic animals of all kinds, fruit-trees, vegetables, seeds—whatever is most necessary for his purpose—instead of being obtainable only from the ex-

tremities of the globe, have been already collected, and are easily procured throughout the Colony; should he possess capital sufficient, he may even rent or buy a property already cultivated and improved, for a homestead; or he may fix his residence for a time in one of the towns, leaving to the management of an agent the difficulties and hardships of a first settlement upon the more distant estate obtained by purchase from the crown.

“He has the experience, besides, of others for his guide; what they have effected, he too may reasonably look forward to accomplish. They have been the pioneers upon his path; the repulsive barrier of the forest may be said for him to have been already, in some respect, cleared away, and his prospect embraces a more extensive and cheering horizon. * * * *”

“The price of wheat, from 1827 to 1836, varied from 4s. 4d. to 10s. 8d. the bushel, the average being about 7s. These fluctuations of price are attributable to the occurrence of several seasons of extreme drought, which occasioned a considerable failure of the crops.

“Such seasons are the greatest drawback the farmer in New South Wales is exposed to; similar vicissitudes affect the operations of husbandry in all countries; but, upon an average of five years, the climate of New South Wales may be considered decidedly fruitful. As the Colony becomes more thickly inhabited, and capital accumulates, various means may be resorted to for storing up the superabundance of plentiful years, to meet the deficiencies of others less productive.

“New South Wales, however, is at present, and must continue for many years to come, rather a pastoral than an agricultural country. The present unexampled prosperity of the Colony, is chiefly to be traced to the production of fine wool, which is the staple export. From this source has proceeded its connexion with the “most ancient” branch of British manufactures. It is the chief means also of deriving from the natural pastures an immediate valuable return, much of which is laid out upon the purchase of Crown lands; so that it is not only a source of prosperity, in the ordinary acceptance of the term, but, by contributing largely to the introduction of a well conducted and industrious labouring class, will have likewise a strong tendency to correct the ‘train of moral evils which the system of transportation has entailed upon the Colony.’ * * *”

“The climate and pastures seem peculiarly favourable to horses and cattle, as well as sheep, and great pains have been taken to introduce the best breeds. Horses, both for the saddle and for draught, are plentiful in the Colony; some have recently been exported to Madras. Salt provisions and cheese are likewise becoming articles of export.”



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