

of purchasers to the extent of 100,000 acres of country land, and 1000 town acres. To this quantity, 10,000 country acres and 100 town acres were added, to be kept as reserves for the use of the natives. The whole was then submitted to chance, and drawn for accordingly. Every drawing was for 100 country acres and one town acre. The price of each choice or sextion was £100, of which 75 per cent was to be expended upon emigration to this settlement. The Company further pledged themselves to give to these first purchasers the very best land to be found in their territory, and to do all in their power to render it the most important of all their settlements. Our record of sales here will, when not expressly stated, have reference to the resale of these country sections and town acres.

Five sections with their town acres, being choices between numbers 200 and 300, have been resold to a Sydney gentleman, for £1365.

One town acre, a high number, was sold at £40.

One fourth of town acre number 29 has been sold at £100.

Right of choice number 287, town acre and country section, for £300.

We are sorry to find that some persons are inclined to state the sales of land above the price actually paid. This is unwise; instead of puffing our lands, let us shew that we are entitled to a reputation for honesty, industry, intelligence, and perseverance. With these qualities, and the natural resources of New Zealand, we cannot fail to succeed fully as well as rational persons can reasonably expect to do.

NEW ZEALAND.

The great interest which now attaches to the union of New Zealand with the British Empire, induces us to believe that the following details will be acceptable to our readers. In one point of view—namely, as a record of the first formation of the union between a civilized and a savage state by treaty, it deserves to be preserved. Whatever may be the issue of the proposed confederation, after ages will derive instruction from perusing the account of the initiative measure towards the accomplishment of an object altogether novel.

On the 30th January, Captain Hobson published two proclamations, which were read in the Church of Kororarika. The first of these documents announces that the Queen of Great Britain, &c., having directed measures to be taken for the establishment of a settled form of Civil Government over those of her Majesty's subjects, who now are, or hereafter may be settled in New Zealand, has issued Letters Patent, under the Great Seal of the United Kingdom, bearing date 15th June, 1839, extending the boundaries of the Colony of New South Wales, so as to comprehend any part of New Zealand which may be acquired in sovereignty by the Crown of England; and that by Commission, under the Royal Sign Manual, Captain Hobson, R.N., was appointed Lieutenant Governor of any so acquired New Zealand territory.

The second proclamation states "that her Majesty, taking into consideration the present, as well as the future interests of her Majesty's subjects in New Zealand, and also the rights and interests of the Chiefs and Native Tribes, does not deem it expedient to recognize as valid any titles to land in New Zealand, which are not derived from, or confirmed by her Majesty;" "but in order to dispel any apprehension that it is intended to dispossess the owners of land acquired on equitable terms, and not in anywise prejudicial to the present or prospective interests of the community, her Majesty has been pleased to direct the appointment of a Commission, with certain powers to be derived from the Legislature of New South Wales, before which all persons having claims will be required to prove them." After the date of the proclamation, "all purchase of land in any part of New Zealand, which may be made from the Chiefs or Native Tribes, will be considered absolutely null and void, and will not be confirmed, or in any way recognized by her Majesty." The date of the Proclamation is January 14, 1840. What follows we copy from the SYDNEY HERALD.

MONDAY, FEB. 3.—His Excellency landed to receive an address presented by Captain Clayton and the inhabitants of Kororarika.

WEDNESDAY, FEB. 5.—This being the day appointed by his Excellency to meet the Chiefs of, and about the Bay of Islands, to hold a conference and offer a treaty for their acceptance, a great number of Natives and Europeans assembled on the grounds attached to Mr. Busby's residence, where a large tent had been erected for the occasion, under the superintendance of the first lieutenant of H.M.S. "Herald", measuring about 100 feet by 30— at one end of which a platform with a table and seats was arranged. At noon, his Excellency took his seat at the table, the gentlemen of the Church Mission being on his right, the French Bishop and a priest, with the gentlemen attached to his Excellency on

his left, the Rev. W. Williams and Mr. Busby on either side assisting as interpreters. About 200 natives with the chiefs in front, and about 100 Europeans having assembled within the tent, the Europeans forming behind the natives.

His Excellency commenced the proceedings by an address to the native chiefs, which was interpreted sentence by sentence. His Excellency began by stating that England was, thank God, a free country. Englishmen could go to any part of the world they chose; many of them had come to settle here. Her Majesty always ready to protect, had also the power to restrain her subjects; and her Majesty wished the chiefs of New Zealand to give her the power to protect as well as to restrain them—he was sent by her Majesty to request that object publicly; they themselves had often requested her Majesty to extend her protection to them. What he did was open and above board; he did not go to one chief in preference to another; he came to treat with all openly. He would give them time to consider the proposals he had come to offer; that what he was sent to do was expressly for their own good—and her Majesty now offers them her protection by this treaty; it was unnecessary to say more, but he would read it to them.

The treaty was then read by his Excellency, and a translation of it by the Rev. Mr. Williams, the substance of which was to the same effect as the address; after which several of the chiefs addressed his Excellency. The Rev. Mr. Williams interpreting rather in an undertone, some of the residents of Kororarika requested that the interpretation might be given more publicly, throwing some doubts upon the translation as given by the Rev. Mr. Williams, and proposing one of their party as a good linguist, who being called upon by his Excellency, was unwilling to act. His Excellency then stated that if any one present thought that he could interpret better than Mr. Williams, he would be glad to hear him, as it was a great object to ascertain the sentiments of the chiefs as nearly as possible. The cause of this discussion arose in consequence of one of the chiefs alluding to some lands which had been disposed of to Mr. Williams, the gentleman of the Mission, and Mr. Busby, which it was thought was not exactly interpreted. Mr. Williams, explained, and at the same time expressed his feelings as to the opposition which had been so long manifested against the Mission generally, and himself personally. It was quite true that he did hold lands in New Zealand, but it was also true that he had brought up a family of eleven children, all born on the island, which he thought a good title to hold land. He hoped his claims would be the first to be investigated, and he was ready to give every information to any one respecting his lands, and to point them out. He was sorry that the Mission had been made a bridge to walk upon by individuals who had so much opposed them, and who had, upon innumerable occasions, applied to the Mission for advice and interference. Mr. Busby, in reference to what had been applied to him, stated the footing he had been placed upon as British Consul, the income of which was scarcely adequate to provide for his family. He had always been solicited by the Chiefs to purchase lands, and he had expended much time, and experienced much difficulty in bringing his purchases to a conclusion, in consequence of the number of claimants, and he made a specific clause in all his agreements, that 30 acres were to be allotted to every individual of the families from whom he had purchased land, and the best proof of the goodwill of the natives towards himself and Mr. Williams, was expressed by the very chief who had caused the discussion, who was of opinion that the country should remain as it was, and he would be satisfied to be guided, as heretofore, by the advice and counsel of Mr. Williams and himself (Mr. Busby).

The business then proceeded by the various Chiefs addressing his Excellency, but the figurative language of the Chiefs rendered it very difficult to translate, and the substance of the speeches could only be given. There appeared to be considerable opposition at first to the idea of having a governor over them, but that a governor might come and exercise authority over the Europeans. They had been told that if they signed the Treaty they would become slaves, hewers of wood and drawers of water, and be driven to break stones on the road. Tarika, the oldest chief of Kororarika, was desperately opposed to the measure, and worked himself up to a frenzy against it. The discussion was carried on with much animation, some in favour and some against, the speakers walking up and down, according to their custom. Their greatest apprehension was that they would be made slaves, and that soldiers would be sent among them. At four o'clock the conference was adjourned to Friday, in order to give them time to consider the proposals.

THURSDAY.—Many Chiefs with their attendants having arrived at the Bay of Islands, from Hokianga, the Thames, and various parts,

and being desirous of returning to their respective abodes as soon as possible, at their request the Governor met them. There was a greater assembly of natives than yesterday, and some few Europeans chanced to be present. After a short discussion, and a few speeches from the newly arrived, they began to sign the Treaty, and several who had violently opposed it yesterday were the first to sign their names to-day. The Catholic Bishop being present requested that it might be explained to the natives that all persuasions of religion were to be tolerated and protected, which was accordingly made known; and his Excellency expressed much gratification that the Bishop was present, as he wished all the proceedings to be as open and candid as possible. Upwards of thirty Chiefs had signed the Treaty before Captain Roberts on his left left the ground.

FRIDAY, 7.—Inclement rain.
SATURDAY, 8.—At 1 p.m., a royal salute was fired by H.M.S. "Herald," and dispatches were forwarded by the "Samuel Winter," then under weigh for Sydney.—
HOBART TOWN ADVERTISER.

PORT NICHOLSON.

We gather the substance of the following description from a journal which has kindly been placed at our disposal. As we purpose weekly giving some account of the New Zealand Land Company's territories, and other portions of New Zealand, our fellow Colonists would be serving the common good by affording us all the information they now possess, and may from time to time acquire.

Port Nicholson is situated on the eastern end of the North Island, in Cook's Straits. On both sides, at the entrance, there are headlands; but on the western side, there is a point from which a reef runs off: all the rocks, however, of which it is formed, including the outermost, are far above high water mark. The eastern side of the entrance is a very bold headland. In one of the charts, the harbour is represented as having a bar at the entrance. It is evident this portion of the chart was suggested by the appearance, and not derived from a survey. At some distance from the harbour, the reef does appear to extend across the entrance, but upon being approached, is found to be as already described.

The harbour, since it came into the possession of the New Zealand Land Company, has been very carefully sounded and surveyed by Captain Chaffers, while in command of the "Tory." The shallowest soundings found from the eastern headland, and reef on the west side, to the anchorage, within one mile and a half of the northern extremity of the harbour, is eight and a half fathoms.

The distance from the headlands to the northern extremity of the beach is 12 miles. There is good shelter, and the holding ground is alike excellent on all parts of Port Nicholson. For convenience, we will speak of the port as having an inner and an outer harbour. There is an island, now called *Somes' Island*, which is situated about half way between the headland and reef and the northern extremity of the harbour; this island separates the harbours. The outer harbour, which extends from the entrance to the outside of *Somes' Island*, is long and narrow, of a channel shape. On the eastern side, there is a small island called *Ward's Island*. The entrance to the inner harbour generally selected by sailors, is between *Ward's* and *Somes' Island*. The harbour within *Somes' Island* is rather more than double the breadth of the outer harbour, the whole of the increase being on the western side. On the western side the land to the south is indented with two bays, The first called *Evans' Bay*, is of a channel shape, and resembles the outer harbour, but is less than half its width, and the shores of *Evans' Bay* have a greater declivity. The sea in Cook's Straits can easily be approached from its extremity, which is nearly due south. Hereafter it will doubtless be much resorted to by ships having to repair or refit. Immediately adjoining *Evans' Bay*, but to the west of its and only separated by a very narrow ridge of lofty land, is a beautiful bay, now called *Lambton Harbour*; its extremity is also to the south. Communication from it with the end of *Evans' Bay* is perfectly easy. It is about one mile and a half broad. The side towards *Evans' Bay* is deep, and wharves can be erected here at an expence so moderate, as to be quite within the means of the earliest Colonists. On this side there is only space for a road, and the shore is rocky. The southerly and westerly sides of the bay are shallow; wharves may also be erected here at a moderate cost, but not for a large class of vessels. The shore on these sides is a fine shingle beach. The soundings are about seven fathoms within 400 yards of the extremity of

this Bay. The northern extremity of the inner harbour is a sandy beach of nearly three miles long. *Evans' and Lambton Bays* having their mouths to the north and north-east, are sheltered against the south-eastern wind, which blows about one-third of the year, and frequently with extreme violence; while the northern part of the harbour having its entrance to the south, is only partially sheltered by *Somes' Island*. It is often very difficult to land goods there, while landing takes place at all times with ease, and security against damage, in *Lambton Bay*.

When a beacon is placed on the reef, and a lighthouse on the eastern headland, it will be as easy to run or beat into Port Nicholson as into any harbour in the world, by day or night. The safety of the port is attested by the fact, that thirty vessels have entered, and about twenty-two have departed, since the arrival of the "Tory," without the assistance of any pilot, and unattended by the slightest accident of any kind. Nor have they awaited favourable winds, but have worked in or out at their own convenience.

It is clear from this description, that Port Nicholson is a harbour of exceedingly easy access, and it is therefore astonishing that so few vessels should have hitherto visited this port; and the more so, as its settlements afford a larger supply of the produce of the Straits than either *Cloudy Bay* or *Queen Charlotte's Sound*. The reef, or rather the report of their being a bar, has been so effective that with the exception of the Missionary schooner from the Bay of Islands, no vessels have visited it for two years previously to the arrival of the Company's ship, the "Tory," in September last; and this has been the case, though the numerous whaling vessels resorting to this coast are frequently greatly inconvenienced for the want of fresh provisions.

Somes' Island is of considerable size, and commanding as it does the entrances to the inner harbour, and the whole extent of the hills to the east and west, which encircle Port Nicholson, has been considered well adapted for a fort. There are now four large guns and a powder magazine upon it.

On the northern extremity a valuable stream of water, uniting with three smaller streams, falls into the harbour. This river has been named the *Hutt*, and at high water there are about seven feet water in it. Three miles from the mouth, there is a rise of tide of two feet and a half. The river has been examined about 12 miles, and was found to be of equal size, and to have as great a depth of water as near the harbour. It is supposed that the *Hutt* will be found to afford good boat communication for a distance between forty and fifty miles. After a period of heavy rain it discharges a large quantity of water at a rapidity of four miles an hour. It is very serpentine in its course, and at present is very much choked at its numerous bends with trees and sand, forming dams in some places of several feet high; the removal of which can easily be accomplished, and will be, as has been proved by the removal of two or three, attended with checking the overflowing of the banks which has occurred since our arrival. Unfortunately there is a sand bar at the mouth of these streams, which cannot be overcome, in the opinion of many resident here, without an outlay which cannot be provided thus early by the colonists. It must not be inferred from this that the river is unavailable now, for even at present, boats carrying many tons, are constantly ascending and descending the *Hutt*, but are obliged to regard the time of tide to pass in or out of the river. It is supposed that nearly all the surveys of country lands will be in the valley through which the *Hutt* runs.

The mouths of these streams, backed as they are with a large valley, and having a fine beach, which it was intended to preserve for public use, suggested them as the proper site for the principal city. The goodness of the foundation for building upon in all parts of the site was doubtful; it was feared from certain indications, that the spot was subjected to periodical inundation; and that the expence of drainage and keeping out the water would greatly surpass the means possessed by an infant City. After much careful and prolonged examination and anxious consideration, the justifiable character of these fears and doubts suggested the prudence of making *Lambton Harbour* the site of the town. It is a beautiful spot, and is said to resemble in its form, the land on which *Naples* is built. The zeal, activity and perseverance, of the Surveyor-General and his staff lead us to hope, that in two months the town area will be open to selection.

To the east and west, the hills come down to the water's edge of Port Nicholson, but they are by no means formidable in height. A great deal of the land in this part of New Zealand is similar in form and clothing. The appearance of the land seen from a far is unpromising; it is supposed to be a succession of barren hills, but upon being approached they are found to be covered to their very summits with a dense matting of timber and brushwood, which not until then betray their perpetual verdure. As a further proof of the extraordinary fertility of these hills, it may be stated that though the low lands are dry and fertile, the Natives give a general preference to the tops and sides of the hills, for the cultivation of their Indian corn, potatoes, &c. &c.