

and is called Hokianga. For some reason or other it is comparatively little known, although well furnished with roads, and possessing land and climate of unusual fertility. Three-fourths of it are still virgin soil. The county of Hokianga measures about fifty miles long by thirty-five broad, and is simply a wide valley between two ranges of mountains, watered by a large river, with numerous tributaries spreading like a fan. The country is undulating, and nowhere more than fifty miles from the sea or ten miles from river communication. The soil is a strong clay loam, with good clay sub-soil, mostly covered with fern, which is easily cleared; the hills are covered with forests, and the country is rich in minerals. The climate is remarkable, frost is almost unknown, yet the heat is never so great as in the height of summer in England; there are neither droughts nor floods, and so equable is the climate that almost every variety of subtropical fruits is cultivated—such as grapes, tobacco, hops, figs, bananas, all English fruits, dates, Indian corn, wheat, barley, oats, ginger, castor oil, Manilla hemp, lemons, peaches, oranges, melons, squashes, olives. As many as 3,000 oranges have been taken off a single tree, and they sell in the colony at 6d. per dozen.

In 1883 and 1884 the average yield of wheat was 26·02 bushels per acre; and potatoes are worth from 5l. to 12l. per ton, according to the locality where they are sold.

Let us now see how a man would set to work on arriving in this district. Suppose, first of all, the case of a man whose whole resources did not exceed 2l. or 3l. The first thing he would do would be to run up a little house of turf, roofed with palm-leaves, making the sides of bundles of reeds tied together. It is surprising how comfortable these huts can be made. The natives will show him how to make them if he needs any help. Having built his house, he will then go and look for work. The ordinary wages are eight shillings a day. In the forests, felling and sawing trees, he will get thirty to forty shillings a week, and his food; in the saw-mills from seven to thirteen shillings

a day; or, if he does not care to do this, he is certain to earn 3l. a week by digging fossil gum on the Government property. It is free to any to dig up the Kauri gum and sell it to the merchants. In a few weeks he will have saved 5l. He can then pay the first instalment on a hundred acres of land and begin as a farmer, still having the other work to fall back upon if necessary.

Or take another case; suppose that a farmer emigrates from England with his family, and arrives in Hokianga with about 50l. in the way of capital.

By a payment of 5l. down, he becomes the holder of 100 acres of land, the rest of the price of his land being paid in instalments. He then sets to work to run up a rough shanty with a few boards, sods, and Nikan palm-leaves; and, having got together a few cooking utensils and his furniture, he will have a home. Then he may either set to work on his land, or get some work and increase his capital. Gradually he will get a part of his ground burnt off and sown with grass, buy a cow from the natives for a pound or two, and get a piece of land laid down for potatoes. In a few years, by steady perseverance and abstinence from drink, he will be surprised to find himself entirely independent and in comparatively easy circumstances. One who has lived for fifteen years in Hokianga, says: 'I know no man who, having taken up land during that time, has failed to make himself a comfortable home upon it, while I know some who have become very well-to-do. Owing to labour being in such demand, a man who works, and does not spend his surplus cash in getting drunk, is bound to succeed.'

During the last few months, the Government of New Zealand have set aside about three thousand acres of land, to be divided between twenty-five emigrants. This land has water communication on three sides of it, is within two miles of the saw-mill, post and telegraph office of Kohn Kohn, and within three-quarters of a mile of Herd's Point post and telegraph office by water. The land is admirably adapted for fruit culture or for grazing, much of it being very