

Reserves in Auckland Land District for Lease by Public Tender.

District Lands and Survey Office,
Auckland, 4th June, 1913.

NOTICE is hereby given that written tenders will be received at this office up to 4 o'clock p.m. on Friday, the 25th day of July, 1913, for leases of the undermentioned lands, under the provisions of the Acts quoted in each case.

SCHEDULE.

AUCKLAND LAND DISTRICT.

Under Section 130, Land Act, 1908.

WAITOMO County.—17 acres; Block XVI, Maungamangero Survey District, adjoining Kinohaku East No. 4c No. 2 Block. Term, five years. Minimum annual rental, £1 15s.

Otamatea County, Tokatoka Survey District.—Cleared portions of Sections 4, 5, 6, Block XII. Approximate area, 350 acres. Term, year to year. Minimum annual rental, £25.

NOTE.—The leases of the above are liable to resumption at any time in the event of the lands being required by the Crown.

Under the Public Reserves and Domains Act, 1908.

(Term in each case, fourteen years.)

Hokianga County, Punakitere Survey District.—Block XIII, township reserve; 121 acres. Minimum annual rental, £4.

Matamata County, Selwyn Settlement, Patetere Survey District.—Section 33, Block XI; 10 acres. Minimum annual rental, 5s.

Otamatea County, Raupo Town.—Lots 12, 13, 14, municipal reserves; 3 acres. Minimum annual rental, £2.

Whangarei County, Waikiekie Parish.—Section 49, domain reserve; 56 acres. Minimum annual rental, £5.

Otamatea County, Pahi Town.—Lots 1 and 2, old post-office site; 1 acre. Minimum annual rental, £1.

Waitomo County, Maungamangero Survey District.—Section 14, Block VI, 55 acres; cattle-camping reserve. Minimum annual rental, £7. Lessee to provide accommodation for travelling stock at ordinary rates.

TERMS AND CONDITIONS OF LEASE.

1. Term of lease, as given, without right of renewal.
2. The lessee shall have no right to compensation, either for improvements put on the land or on account of the aforesaid resumption, or for any other cause; but he may, on the expiration or sooner determination of the lease, remove all buildings or fences erected by him, but not otherwise.
3. The lessee shall not sublet, transfer, or otherwise dispose of his interest in the lease without the written consent of the Commissioner of Crown Lands.
4. The lessee shall prevent the growth and spread of all noxious weeds on the land, and he shall with all reasonable despatch remove, or cause to be removed, all noxious weeds or plants as may be directed by the Commissioner of Crown Lands.
5. The lessee shall not be entitled to cut or make use of any timber on the land, and shall take all reasonable steps to preserve such timber from destruction by fire or otherwise.
6. The lessee shall discharge all rates, taxes, charges, and other assessments that may become due and payable.
7. Rental payments in arrear for two calendar months shall render the lease liable to termination; or a breach of covenant in the lease, expressed or implied, shall entitle the Crown to re-enter and determine the lease.
8. Tenders to be indorsed on the outside "Tender for Lease," and to be accompanied by the first half-year's rent at the rate tendered, and lease fee £1 1s.
9. The highest or any tender not necessarily accepted.

Full particulars may be ascertained on application at this office.

H. M. SKEET,
Commissioner of Crown Lands

Reserves in Marlborough Land District for Lease by Public Auction.

District Lands and Survey Office,
Blenheim, 16th June, 1913.

NOTICE is hereby given that the undermentioned reserves will be offered for lease by public auction at this office at 10 o'clock a.m. on Tuesday, 5th August, 1913, on the terms and conditions set forth below, under the provisions of the Public Reserves and Domains Act, 1908.

SCHEDULE.

MARLBOROUGH LAND DISTRICT.—PUHUPUHI SURVEY DISTRICT.

Section.	Block.	Area.	Upset Annual Rental.
16, 17, and 20	XI	A. R. P. 986 0 0	£ s. d. 152 0 0

Weighted with £2,895, valuation for improvements consisting of house of sixteen rooms, schoolhouse of three rooms, men's whare, store, blacksmith's shop, implement-shed, stable, woolshed and yards, reservoir and water-supply, garden and plantations, road and subdivisional fencing, and half-share in 175 chains boundary fencing.

About 607 acres flat or low undulating hills, mostly ploughable; stony in places; balance sandhills. Situated about twenty-five miles from Kaikoura and twenty-nine miles from Ward Railway-station.

Terms and Conditions of Lease.

1. Possession will be given on 1st January, 1914.
2. Term of lease, fourteen years, without right of renewal.
3. The improvements on the land comprised in the lease shall in their entirety become the property of the Crown on the expiration or sooner determination of the lease.
4. The rent shall be payable half-yearly in advance; but in the case of the owner of the existing improvements becoming the purchaser of the lease he shall pay yearly to the Receiver of Land Revenue, Blenheim, the sum at which he purchases the lease, less the sum of £150, the said sum of £150 to be conceded yearly by the Crown in consideration of the lessee's improvements reverting in their entirety to the Crown on the expiration or sooner determination of the lease.
5. The lessee shall not sublet, transfer, or otherwise dispose of his interest in the lease without the consent of the Commissioner of Crown Lands first had and obtained.
6. The lessee shall destroy all rabbits on the land, and he shall prevent their increase or spread to the satisfaction of the Commissioner of Crown Lands.
7. The lessee shall at all times during the currency of the lease keep the interior and exterior of all buildings on the land comprised in the lease in good order and condition (fair wear and tear, and damage by fire and tempest excepted), and in a clean and sanitary condition, and he shall during the years 1918 and 1924 paint the exterior of the said buildings with at least two coats of paint to the satisfaction of the Commissioner of Crown Lands, and he shall, on the expiration or sooner determination of the lease, deliver up in their entirety the said buildings, so kept and painted, to the Crown.
8. The lessee shall insure and keep insured all buildings and erections at present existing on the land comprised in the lease, in the name of His Majesty the King, during the term of the lease, in some reputable insurance office approved by the Commissioner of Crown Lands (such insurance to be for the amount of the full insurable value), and he shall produce and deliver to the Commissioner the policies of such insurance, and the receipts for the renewal premiums.
9. The lessee shall at all times during the term of the lease keep in good order and repair all fences now existing on the land comprised in the lease, and he shall on the expiration or sooner determination of the lease deliver up in their entirety the said fences, so kept, to the Crown.
10. The lessee shall prevent the growth and spread of gorse, broom, sweetbriar, or other noxious weeds on the land comprised in the lease, and he shall with all reasonable despatch remove, or cause to be removed, all noxious weeds or plants as may be directed by the Commissioner of Crown Lands.
11. The lessee for the first six years of his lease shall plant with marram-grass, lupins, lucerne, or other suitable vegetation an area of at least four acres per annum of the sandhills on Sections 16 and 17, in a locality to the eastward of the main road to be indicated by the Commissioner of Crown Lands.
12. The lessee shall depasture travelling stock at the following rates per head per night, viz.: Horses and cattle, ten or under, 6d.; eleven to fifty, 3d.; over fifty, 1d. Sheep, twenty-five or under, 1d.; twenty-five to two hundred and fifty, ½d.; over two hundred and fifty, ¼d.
13. The lessee shall provide a paddock for horses with proper shelter, and supply accommodation for horses at a charge not to exceed 1s. 6d. for each horse-feed, and paddocking at a charge not exceeding 1s. per night.
14. The lease shall be liable to forfeiture in case the lessee shall fail to fulfil any of the conditions of the said lease within thirty days after the date on which the same ought to have been fulfilled.

W. H. SKINNER,
Commissioner of Crown Lands.