

Lands in Ohauiti Settlement, Auckland Land District, for Selection on Renewable Lease.

District Lands and Survey Office,  
Auckland, 6th October, 1913.

NOTICE is hereby given that the undermentioned lands are open for selection on renewable lease, under the provisions of the Land Act, 1908, and the Land for Settlements Act, 1908; and applications will be received at this office and at Tauranga, on Monday, 17th November, 1913, up to 4 o'clock p.m.

SCHEDULE.

AUCKLAND LAND DISTRICT.—TAURANGA COUNTY.—OTANE-WAINUKU SURVEY DISTRICT.—OHAUITI SETTLEMENT.

First-class Land.

Section	Area.			Capital Value.		Half-yearly Rental.	
	A.	R.	P.	£	s. d.	£	s. d.
10	141	2	32	1,200	0 0	27	0 0
11	136	3	8	1,000	0 0	22	10 0
14	133	0	16	1,100	0 0	24	15 0
15	218	1	18	800	0 0	18	0 0
16	356	3	0	1,700	0 0	38	5 0
18	191	0	0	400	0 0	9	0 0
19	229	0	0	1,200	0 0	27	0 0
20	236	0	0	650	0 0	14	12 6
21	390	3	0	1,800	0 0	40	10 0
22	371	0	0	1,900	0 0	42	15 0
23	356	2	0	2,000	0 0	45	0 0
24	306	0	0	1,650	0 0	37	2 6
25	158	0	0	750	0 0	16	17 6
26	428	0	0	2,350	0 0	52	17 6
27	180	0	0	800	0 0	2	17 9*

\* Interest and sinking fund on building valued at £25, payable in cash or in five years by half-yearly instalments of £2 17s. 9d. Total half-yearly payment, £55 15s. 3d.

IMPROVEMENTS.

The improvements included in the capital values of the sections consist of: Section 10—58 chains post and wire fence, and 100 acres cleared and grassed, the whole valued at £165. Section 11—48 chains of fencing, and 60 acres grassing, the whole valued at £123. Section 14—36 chains of fencing, and 100 acres grassing, the whole valued at £139. Section 15—Grassing valued at £27 10s., and half-share, valued at £5, in 22 chains of boundary fencing. Section 16—78 chains of fencing, grassing, and stockyards, the whole valued at £270. Section 19—30 chains of fencing, and grassing, the whole valued at £140. Section 20—12 chains of fencing, and grassing, the whole valued at £52. Section 21—95 chains of fencing, and grassing, the whole valued at £235. Section 22—106 chains of fencing, and grassing, the whole valued at £366. Section 23—48 chains of fencing, and grassing, the whole valued at £430. Section 24—Grassing valued at £150, and half-share, valued at £8, in boundary fencing. Section 25—40 chains of fencing, and grassing, the whole valued at £315. Section 26—140 chains of fencing, and grassing, the whole valued at £692. Section 27—40 chains of fencing, and grassing, the whole valued at £305.

The improvements which are not included in the capital value, but which must be paid for separately, comprise: Section 26—Iron hut, 10 ft. by 14 ft., valued at £25.

DESCRIPTION OF SECTIONS.

NOTE.—The value of improvements, such as fencing, grassing, &c., given in each case included in total capital value of the section.

Section 10.—141 acres 2 roods 32 perches. Seven miles from Tauranga by good formed road. Open land; 100 acres grass, 42 acres tea-tree, scrub, and fern; level to undulating. Soil good quality, sandy nature. 58 chains post-and-wire fence, £35; 100 acres cleared and grassed, £130.

Section 11.—136 acres 3 roods 8 perches. Seven miles and a half from Tauranga by good formed road. 60 acres grass, 10 acres rough grass, 67 acres tea-tree, scrub, and fern. Partly level; balance undulating to broken. Soil good quality, sandy nature. 48 chains fencing, £33; 60 acres grass, £90.

Section 14.—133 acres and 16 perches. Seven miles and a half from Tauranga by good formed road. 20 acres good grass, 80 acres surface-sown grass, 33 acres fern and tea-tree scrub; undulating to broken. Soil good quality, sandy nature. 36 chains fencing, £29; 100 acres grass, £110.

Section 15.—218 acres 1 rood 18 perches. Seven miles from Tauranga—six miles and a half formed road; balance rough track, to be formed into road. 25 acres grass land, fairly level; about 60 acres rough feed; balance tea-tree, scrub, and fern; 10 acres mixed bush. Section undulating to broken. Soil of fair quality, of sandy nature. Bush comprises tawa, pukatea, tawhero, mangao, &c. Grassing valued at £27 10s. 22 chains boundary-fencing (half), £5.

Section 16.—356 acres 3 roods. Eight miles from Tauranga—six miles formed road; balance track, to be formed into road shortly. 40 acres bush (tawa, pukatea, hinau, rewarewa, mangao, manuka, &c.); 120 acres broken, partly surface sown; 196 acres undulating to level. Soil good quality, sandy nature. Stock-yards, £30; grassing, £200; fencing (78 chains), £40.

Section 18.—191 acres. Seven miles from Tauranga—six miles and a half formed road; balance track, to be formed into road shortly. 10 acres rough grass, balance fern and tea-tree scrub. Section undulating to broken. Soil fair quality, sandy nature.

Section 19.—229 acres. Seven miles and a half from Tauranga—six miles and a half formed road; balance rough track, to be formed into road. 80 acres grass, 149 acres fern and scrub; undulating to broken. Soil good quality, sandy nature. Grassing, £120; and fencing (30 chains), £20. General quality of section good.

Section 20.—236 acres. Eight miles from Tauranga—six miles and a half formed road; balance rough track, shortly to be formed into road. 35 acres good grass, balance fern and tea-tree scrub; section undulating to broken. Soil fair quality, sandy nature. Grassing, £45; fencing (12 chains), £7.

Section 21.—390 acres 3 roods. Eight miles from Tauranga—six miles formed road; balance track, to be formed into road shortly. 50 acres bush (tawa, pukatea, rewarewa, kokekohe, &c.), 140 acres fern and thick scrub, 200 acres surface-sown grass. Soil good quality, sandy nature. Grassing, £200; fencing (95 chains), £35.

Section 22.—371 acres. Eight miles and a half from Tauranga—six miles formed road; balance track, shortly to be formed into road. 20 acres bush (tawa, pukatea, hinau, rewarewa, &c.), 100 acres fern and tea-tree scrub, balance surface-sown grass; section undulating to broken. Soil good quality, sandy nature. Grassing, £313; fencing (106 chains), £33.

Section 23.—356 acres. Ten miles from Tauranga—six miles formed road, balance bridle-track. 30 acres bush (tawa, pukatea, rewarewa, mangao, &c., and few rimu), balance surface-sown grass; section is undulating. Soil good quality, of sandy nature. Grassing, £407; fencing (48 chains), £23.

Section 24.—306 acres. Three miles from Oropi by rough road. Eleven miles from Tauranga—six miles formed road, balance bridle-track. 60 acres felled and grassed, 50 acres tea-tree scrub, balance surface-sown grass; 110 acres fairly level, balance undulating to broken. Soil good quality, sandy nature; 10 acres tawa bush. Grassing, £150; boundary-fencing (half), £8.

Section 25.—158 acres. Two miles and a half from Oropi by rough dray-road; ten miles and a half from Tauranga—six miles formed road, balance bridle-track. 40 acres tea-tree scrub, balance felled and grassed; section undulating to level. Soil good quality, sandy nature. Grassing, £295; fencing (40 chains), £20.

Section 26.—428 acres. Three miles from Oropi by rough dray-road, or eleven miles from Tauranga—six miles formed, balance bridle-track. 128 acres level to undulating, 300 acres undulating to broken; all felled and grassed. Soil good quality, sandy nature. Grassing, £642; fencing (140 chains), £50. This section contains an iron hut, 10 ft. by 14 ft., valued at £25, which is payable by the incoming tenant either in cash or by ten half-yearly instalments (interest and sinking fund) of £2 17s. 9d.

Section 27.—180 acres. Three miles from Oropi by rough dray-road, or ten miles and a half from Tauranga—six miles formed, balance bridle-track. 16 acres bush land (rimu, hinau, miro, tawa, rata), 50 acres fern and thick scrub; balance felled and grassed. Soil good quality, sandy nature. Grassing, £285; fencing (40 chains), £20.

GENERAL DESCRIPTION.

The Ohauiti Settlement, formerly the property of Messrs. Revell and Rowe, is situated near the Town of Tauranga, in the Bay of Plenty, the nearest portion of the property being seven miles from Tauranga Post-office. Tauranga may be reached either by steamer from Auckland direct or by rail and road via Rotorua or Waihi. A branch road from the main Rotorua-Tauranga Road runs through the estate, and is known as the Ohauiti-Tauranga Road.

The land on the settlement lends itself to close cultivation, as a rule, and is of fair to good quality, comprising terraces,