

*Land in Auckland Land District for Disposal under the Land Act, 1908.*

District Lands and Survey Office,  
Auckland, 20th January, 1914.

NOTICE is hereby given, in pursuance of section 326 of the Land Act, 1908, that the undermentioned land will be disposed of under the provisions of the said Act on or after Friday, the 24th April, 1914.

SCHEDULE.

AUCKLAND LAND DISTRICT.

SECTION 20, Pakiri Parish, 53 acres.

H. M. SKEET,  
Commissioner of Crown Lands.

*Lands in Taranaki Land District for Sale or Selection.*

District Lands and Survey Office,  
New Plymouth, 20th January, 1914.

NOTICE is hereby given, under section 21 of the Land Laws Amendment Act, 1913, that the undermentioned lands are open for sale or selection under the provisions of the Land Act, 1908, and amendments, either for cash, for occupation with right of purchase, or on renewable lease, at the option of the applicant; and applications will be received at this office up to 4 o'clock p.m., on Tuesday, the 24th February, 1914.

The ballot for the sections for which there are more than one applicant will be held at the District Lands and Survey Office, New Plymouth, on Wednesday, the 25th February, 1914, at 2.30 o'clock p.m.

Preference will be given to landless applicants who have children dependent on them, or who have within the preceding two years applied for land at least twice unsuccessfully.

SCHEDULE.

TARANAKI LAND DISTRICT.

*Second-class Land.*

Section.	Block.	Area.	Cash Purchase: Total Price.	Occupation with Right of Purchase: Half-yearly Rent.	Renewable Lease: Half-yearly Rent.
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WHANGAMOMONA COUNTY.—MAHOE SURVEY DISTRICT.

5 | VI | 783 0 0 | 790 0 0 | 19 15 0 | 15 16 0

Weighted with £165, valuation for improvements, which sum must be paid immediately applicant is declared successful at ballot. The improvements consist of 60 acres felled and in grass, £120; two-roomed house, iron roof and chimney, £45. Situated on the Whangamomona Road. Access from Whangamomona Railway-station, about six miles distant, by dray-road. The land comprises steep faces and ridges, with about 10 acres of level country between Whangamomona Road and stream at north-eastern corner. The forest is fairly heavy, comprising rata, rimu, kahikatea, tawa, tawhero, hinau, &c., and a fairly dense undergrowth of supplejacks, raurekau, mahoe, kotukutuku, pongas, &c. The soil varies from fair to inferior, resting on papa and sandstone; well watered. Elevation ranges from 400 ft. to 1,400 ft. above sea-level.

1 | X | 529 0 0 | 530 0 0 | 13 5 0 | 10 12 0

Situated on the Whangamomona Road. Access from the Whangamomona Railway-station, about ten miles distant, by dray-road. The section comprises some small flats and slopes fronting the Whangamomona Road, with high and steep ridges at the back. The section is covered with heavy forest of tawa, rata, rimu, kahikatea, towhai, and birch on high spurs and ridges, and a dense undergrowth of supplejack, fern, &c. The soil comprises vegetable mould and clay, on papa and sandstone formation; well watered. Elevation, 400 ft. to 1,300 ft.

WAITOMO COUNTY.—MAPARA SURVEY DISTRICT.

12 | XI | 317 0 0 | 640 0 0 | 16 0 0 | 12 16 0

Situated on the Ramaroa Road. Access from Waimiha Railway-station, about 13½ miles distant, by dray-road for thirteen miles, balance unformed but through easy country; access also by another route sixteen miles from Waimiha—by dray-road eight miles, and balance by partly formed dray-road and 6 ft. track. The section comprises an easy valley in the south-eastern corner, and rises to steep ridges on the back boundary, where there are cliffs and rough country generally. The land is covered with a heavy forest of tawa,

rimu, matai, pukatea, kahikatea, &c., and a dense undergrowth of supplejack, mahoe, raurekau, pongas, ferns, &c. The soil is of good quality, on a sandstone and papa formation; and the section is well watered.

Terms of sale and lease may be seen and forms of application obtained at this office.

G. H. BULLARD,  
Commissioner of Crown Lands.

*Lands at Hanmer Springs, Canterbury Land District, for Lease by Public Auction.*

District Lands and Survey Office,  
Christchurch, 2nd February, 1914.

NOTICE is hereby given that the undermentioned lands will be offered for lease by public auction for a term of forty-two years at the County Council Office, Culverden, on Wednesday, the 18th day of March, 1914, at 1.30 o'clock p.m., under the provisions of the Land Act, 1908.

SCHEDULE.

CANTERBURY LAND DISTRICT.—AMURI COUNTY.—LYNDON SURVEY DISTRICT.—HANMER SPRINGS RESERVE.

*First-class Land.*

Section.	Block.	Area.	Upset Annual Rental.
13	II	A. R. P. 18 3 25	£ s. d. 3 16 0
15	"	14 2 25	2 18 0

These sections are situated about one mile from the Hanmer Post-office by good road. The improvements, which do not go with the sections, but which must be paid for separately, consist of: Section 13—32 chains of fencing, valued at £13 14s.; Section 15—31½ chains of fencing, gate, and drain, valued at £16 15s.

TERMS AND CONDITIONS OF LEASE.

1. A deposit of a half-year's rent, together with £1 1s. lease fee, and the amount of valuation for improvements, if any, must be paid on the fall of the hammer.
2. Possession will be given on day of sale, or on approval by the Land Board of the application.
3. The leases will be for a term of forty-two years.
4. The rent shall be payable half-yearly in advance, free of all deductions whatsoever; and if not paid within twenty-one days after due date the lessor may re-enter upon the land and determine the lease.
5. The lessee shall have no right to mortgage, sublet, transfer, or otherwise dispose of the whole or any portion of the land comprised in the lease, except with the written consent of the Commissioner of Crown Lands first had and obtained.
6. The lessee shall destroy all rabbits on the land, and shall prevent their increase or spread, to the satisfaction of the Commissioner of Crown Lands.
7. The lessee shall prevent the growth or spread of gorse, broom, sweetbriar, and other noxious weeds or plants on the land comprised in the lease, and he shall with all reasonable despatch remove, or cause to be removed, all gorse, broom, sweetbriar, or other noxious weeds or plants, as may be directed by the Commissioner of Crown Lands.
8. The lessee shall not carry on, or permit to be carried on, upon the land or any part thereof, any noisy, noxious, or offensive trade or manufacture, or do or suffer to be done thereon any act or thing whatsoever which may be an annoyance to the lessor or to any other lessee in the neighbourhood.
9. In the event of the lessee, upon the expiry of the term, not again becoming the occupier of the land under a fresh lease, he shall be entitled to payment of valuation for all improvements which he shall have effected upon the land, so far as the same are existing and unexhausted.
11. The lessee shall put on the land comprised in his lease substantial improvements of a permanent character, within the meaning of section 2 of the Land Act, 1908, as follows:—  
Within one year from the date of his lease, to a value equal to 10 per cent. of the capital value of the land;  
Within two years from the date of his lease, to a value equal to another 10 per cent. of the capital value of the land;  
And thereafter, but within six years from the date of his lease, to a value equal to another 10 per cent. of the capital value of the land, and, in addition thereto, a value equal to £1 for every acre.

Full particulars may be ascertained at this office.

C. R. POLLEN,  
Commissioner of Crown Lands.