

SECOND SCHEDULE.

LANDS FOR LEASE.

West Taupo County.—Auckland Land District.—Rangitoto-Tuhua No. 74b, Sections 3, 4, and 5.

Distinctive No. (here).	Lot	Block	Survey District.	Area.		Class.	Upset Rental per acre.	
				A.	R. P.		£	s. d.
16	2	VI	Tuhua ..	680	1 36	Third	0	1 9
17	3	"	" ..	1,135	3 1	"	0	1 6
18	4	"	" ..	1,067	2 15	"	0	1 6
19	5	"	" ..	929	3 20	"	0	1 9

ABSTRACT OF CONDITIONS.

LANDS FOR SALE.

1. Every tenderer to deposit along with his tender a sum equal to 5 per cent. of the price tendered, and to pay a further 5 per cent. on being declared the purchaser; the balance of the purchase-money to be paid in twenty equal half-yearly instalments.
2. The purchaser to pay interest on unpaid purchase-money at the rate of 5 per cent. per annum. Interest to be payable on the 1st July and 1st January of each year, and to date from the signing of contract of sale.
3. Tenders for purchase must be accompanied by a fee of £3 3s., to meet costs and expenses incidental thereon, together with the amount with which the section is loaded for improvements (if any).
4. Purchaser shall, at the end of five years, upon payment of balance of purchase-money, be entitled to a transfer of the fee-simple of the land.
5. Residence and improvements to conform with sections 250 to 257 of the Native Land Act, 1909.

LANDS FOR LEASE.

Conditions of Lease (abridged).

1. The term of the lease shall be twenty-two years from the 1st January, 1914, at the rental tendered, with right of renewal for one further term of twenty-one years and a half, at a rental assessed at 5 per cent. on the unimproved value of the land at the time of the renewal; such valuation, in the event of dispute, to be determined by arbitration. Compensation for substantial improvements shall be allowed to the lessee at the expiration of the second term of the lease, as provided in section 263 of the Native Land Act, 1909.
2. Lessee to be entitled to a rebate of rental for the period intervening between the 1st January, 1914, and the date of the acceptance of his tender.
3. Residence to commence within four years in bush lands or swamp lands, and within one year in open or partly open lands and to be continuous for six years.
4. Lessee has no right to minerals without license, but he may use on the land any minerals for any agricultural, pastoral, household, road-making, or building purposes.
5. Every lessee shall bring into cultivation,—
  - (a.) Within one year from the date of his lease, not less than one-twentieth of the land leased by him;
  - (b.) Within two years from the date of his lease, not less than one-tenth of the land leased by him;
  - (c.) Within four years from the date of his lease, not less than one-fifth of the land leased by him—
 and shall, within six years from the date of his lease, in addition to the cultivation of one-fifth of the land, have put substantial improvements of a permanent character (as defined by the Land Act, 1908) on first-class land to the value of £1 for every acre of such land, and on second-class land to an amount equal to the net price of every acre of such land: Provided that in no case shall the additional improvements required on second-class land be more than 10s. per acre, or 2s. 6d. on third-class land.
6. (a.) Rent shall be payable half-yearly in advance.  
 (b.) Lessee will not assign the lease without the consent of the Board.  
 (c.) Lessee will cultivate the land in a husbandlike manner, and keep it free from noxious weeds.  
 (d.) Lessee will keep fences and buildings in repair.  
 (e.) Lessee will fence without any right of resort to the Board for contribution on account of the Board owning or occupying adjacent land; but this provision shall not deprive the lessee of any rights he may have against any subsequent occupier, other than the Board, of such adjacent land.  
 (f.) A copy of the form of lease can be inspected at the office of the Under-Secretary for Native Affairs, Wellington, or at the office of the Board.

Maori Lands for Sale by Public Tender.

Office of the Waikato-Maniapoto District Maori Land Board, Auckland, 24th March, 1914.

NOTICE is hereby given, in terms of the Native Land Act, 1909, and the regulations thereunder, that written tenders are invited and will be received at the office of the Waikato-Maniapoto District Maori Land Board, Auckland, up to 5 o'clock p.m., on Tuesday, 24th March, 1914, for the purchase of the several lands named in the First Schedule hereto and conditions set out in the Second Schedule hereto.

FIRST SCHEDULE.

LANDS FOR SALE.

Tainui and Tainui-Mimi Survey Districts.—Taranaki Land District.—Mohakatino-Parininihi 1c West Nos. 1 and 2 Blocks.

Lot.	Sub-division.	Survey District.	Area.		Class.	Upset Price per Acre.	
			A.	R. P.		£	s. d.
1	2	Tainui and Mimi	499	0 0	Second	2	15 0
2	4	Tainui and Mimi	975	0 0	Third	2	0 0
3	5	Ditto	736	0 0	"	1	15 0
4	6	"	594	0 0	"	1	12 6
5	7	Tainui and Mimi	963	0 0	Third	1	10 0
6	8	Ditto	744	0 0	"	1	10 0
7	9	"	433	0 0	"	1	10 0

Hilly pastoral country covered with fairly light forest. Access by Mohakatino Road. Some small flats, generally covered with manuka, and partly swampy along Mohakatino Road.

GENERAL DESCRIPTION.

The Mohakatino-Parininihi 1c West Nos. 1 and 2 Blocks (Sections numbered 1 to 7 inclusive, in red) consists of hilly pastoral country close to the sea-coast; principally sandstone formation; forest-covered except a strip of open land and manuka scrub along the sea-coast.

The forest consists generally of tawa, kohekohe, karaka, tawhero, manuka, mahoe, with some black-birch and a little rata, rimu, &c., with usual undergrowth. The block is well watered everywhere.

The main Mokau Road runs through the block. The road is not metalled, but there is a daily coach and mail service from Waitara (distant 40 miles), and in the summer months a motor-car service runs as weather permits. The Mohakatino Road is formed 8 ft. wide up the Mohakatino Valley for the whole extent of the block.

The Mohakatino River is tidal up as far as the boundary between Sections 5 and 6, and is navigable for canoes and small-power boats for several miles. The north-west corner of the block is about four miles from Mokau (by the main road). There is a small wharf at Mokau, and a more or less regular steamer service from Waitara.

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