

## FIRST SCHEDULE.

## LANDS FOR LEASING.—PARTS RAETIHI 3B AND 4B BLOCKS.

Lot.	Section.	Block.	Total Area.	Approximate Area of Timber reserved.	Approximate Area of Burned or Sown.	Upset Rental per Acre.
<i>Block IV, Makotuku Survey District.</i>						
			A. R. P.	A. R. P.	A. R. P.	s. d.
1	8	I	89 3 28	27 0 0	..	2 6
2	9	"	89 3 30	23 0 0	..	2 6
3	10	"	66 2 15	39 0 0	..	2 6
4	5	II	219 2 36	83 0 0	100 0 0	3 9
5	6	"	164 3 13	7 0 0	121 0 0	4 0
6	7	"	49 3 30	..	31 0 0	3 6
7	8	"	57 1 36	32 0 0	25 0 0	3 6
8	9	"	49 3 33	..	..	2 6
9	10	"	51 0 23	5 0 0	20 0 0	3 6
10	11	"	40 0 1	..	..	2 6
11	12	"	55 1 32	..	31 0 0	3 6

These lands are situate close to Ohakune Township, access being by Ohakune-Horopito Road, which is metalled, and by the Tohanga Road, which has recently been formed through the block. The soil is good loam on clay subsoil, and grows grass well; elevation about 1,900 ft. The timber has been cut out, except on areas shown approximately in green on plan. (See clause 11 of Conditions.)

Lot.	Section.	Area.	Upset Rental per Acre.
<i>Block I, Ngamatea Survey District (Ohotu No. 1).— Ohotu Township Reserve.</i>			
		A. R. P.	s. d.
12	1	8 2 1	7 6
13	2	7 0 24	7 0
14	3	7 3 31	7 0
15	4	9 3 3	6 5
16	6	11 1 24	7 6

These sections are situate at Oreore, about ten miles from Raetihi by Parapara Road. The bush has been felled and burned, and land sown in grass. Soil good. Section 5 is intended for a site for a school.

Lot.	Section.	Area.	Upset Rental per Acre.
<i>Block VII, Tauakira Survey District (Ohotu No. 1).— Matahiwi Township Reserve.</i>			
17	3	10 0 0	6 0
18	4	6 0 20	4 0
19	6	10 0 20	5 6
20	7	6 3 20	4 0

These sections are situate on Wanganui River at Matahiwi. Partly cleared, in grass and scrub. Soil good.

*Block XIV, Rarete Survey District.—Waharangi No. 1.*

21	Part 2	10 0 0	3 0
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With right-of-way to river and to Section 7. Land partly in grass and scrub.

*Block IX, Karioi Survey District (Ohotu No. 8).*

22	8 (reserve)	15 0 0	4 0
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This area is situate about seven miles from Karioi, adjoining Tokiahuru Stream above the river bridge. Has been ploughed; now in grass.

*Maranui Survey District.—Wharetoto Block.*

23	Part 9	10 0 0	2 0
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This area is situate on Napier-Taupo Road, and comprises the accommodation-house and stables at Rangitaiki. The improvements are valued at £315, which must be paid by the incoming lessee. (See clause 12 of Conditions.)

## SECOND SCHEDULE.

## CONDITIONS OF TENDER.

1. TENDERS must be written in the form provided for the purpose, and be forwarded in a sealed envelope, so as to be received at the Board's office, Wanganui, not later than 2 p.m. on Wednesday, 24th June, 1914.
2. Each lot must be tendered for separately, and each tender must be accompanied by a deposit equal to six months' rent at the rate tendered.
3. Any tender not in conformity with these Conditions is liable to rejection. The Board may, if it thinks fit, decline all tenders for any lot.
4. The successful tenderer will be entitled to possession on receipt of a notification of the acceptance of his tender.
5. Deposits with tenders which are not accepted will be returned to the respective tenderers.
6. If the rental tendered by two or more tenderers is equal, and is higher than that offered by any other tenderer,

the Board shall decide by lot which tender (if any) shall be accepted.

7. If from any cause whatever the Board shall be unable to grant a lease of any lot tendered for, the successful tenderer shall be entitled to a refund of his deposit, but shall have no claim for damages, compensation, or interest on the deposit.

8. Each successful tenderer shall be required, within fourteen days from the date on which the lease shall be tendered to him, to sign same in triplicate. In the event of his failure to do so, the Board may forfeit the rent paid by him, and again offer the land for lease, freed from any obligations to the defaulting tenderer.

9. Each successful tenderer on being advised that his tender is accepted must lodge a declaration to the effect that he is not prohibited under Part XII of the Native Land Act, 1909, (relating to limitation of area) from acquiring the area tendered for.

10. The leases will be issued subject to the provisions of the Native Land Acts and the regulations thereunder, and will contain, *inter alia*, the following provisions:—

- (a.) The term of the leases will be twenty-one years from 1st July, 1914, at the rental tendered, with right of renewal for one further term of twenty-one years at a rental assessed at 5 per cent. of the unimproved value of the land at the time of renewal, such valuation, in the event of dispute, to be determined by arbitration. Compensation for substantial improvement will be allowed to the lessee, as provided in section 263 of the Native Land Act, 1909.
- (b.) Lessee will have no right to minerals without special license, but he may use on the land any minerals for any agricultural, pastoral, household, road-making, or building purposes.
- (c.) Rent shall be payable half-yearly in advance. Lessee shall not assign the lease without the Board's consent. Lessee shall cultivate in a husbandlike manner and keep land free of noxious weeds. Lessee shall keep fences and buildings in repair.
- (d.) Lessee will not be permitted to assign his lease until after two years' occupation of the land.
- (e.) Lessee will fence without any right of resort to the Board for contribution on account of the Board owning adjacent land; but the provision shall not deprive the lessee of any rights he may have against any subsequent occupier, other than the Board, of such adjacent land.

11. The leases of sections in Raetihi Block (Lots 1 to 11) shall be subject to the right of the Board, or its assignee or grantee, to lay tram-lines or use any existing tram-lines thereon, and to all rights appurtenant to the use of such tram-lines.

The lessee shall not be entitled to remove any timber from the areas coloured green on Sections 5, 6, 8, and 10, of Block II, Raetihi 4B, nor from the area outside the swamp area in Sections 8, 9, and 10, Block I, Raetihi 3B. Such timber is reserved to the Board and its grantee until and unless the Board shall notify the lessee that he may take possession of any such area. Until the lessee shall be notified to take possession of such area, no rental shall be charged thereon.

12. The lease of Lot 23 is offered on the understanding that the present lessee will surrender his lease thereof immediately. The lease will expire in November next. The Board cannot guarantee possession before November next. The successful tenderer will be required either to pay cash for the amount of the valuation of improvements on the land, or to give security for payment thereof to the satisfaction of the Board, as provided in section 265 of the Native Land Act, 1909.

13. The leases will be prepared by the Board at the cost of the lessee. The cost is £3 3s., together with the cost of stamping the same.

14. Forms of tender and declaration forms can be obtained at the post-offices at Ohakune, Raetihi, Oreore, Jerusalem, Karioi, and at the Native Department Offices, Wellington and Wanganui.

## INSTRUCTIONS TO APPLICANTS.

The lands are described for the information of intending selectors, who are recommended nevertheless to make a personal inspection, as the Board is not responsible for the absolute accuracy of any description.

Some areas are liable to slight alterations.

The figures in colour on detail plans correspond with those in the advertisement and on locality plan.

Full particulars may be obtained at the office of the Under-Secretary for Native Affairs, Wellington, and at the office of the Aotea District Maori Land Board, Wanganui.

J. B. JACK,  
President, Aotea District Maori Land Board.