

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

District Lands and Survey Office,
Auckland, 6th July, 1914.

NOTICE is hereby given that the undermentioned lands are open for selection on renewable lease under the provisions of the Land Act, 1908, and amendments, and the Land for Settlements Act, 1908; and applications will be received up to 4 o'clock p.m. on Monday, 17th August, 1914.

SCHEDULE.

AUCKLAND LAND DISTRICT.—OHINEMURI COUNTY.—WAITOIA SURVEY DISTRICT.—OTWAY SETTLEMENT.
First-class Land.

Section.	Block.	Area.	Rental per Annum per Acre.		Half-yearly Rental.	
			£	s. d.	£	s. d.
		A. R. P.				
1	VII	70 2 5	0	8 8	15	6 0
2	"	89 0 35	0	8 5	18	18 0
3	"	78 1 25	0	13 0	25	8 6
4	"	76 2 15	0	8 0	15	6 0
5	"	79 3 0	0	8 1	16	4 0
6	"	81 2 3	0	8 0	16	4 0
6A	"	58 1 22	0	9 11	14	8 0
					9	1 4*
7	"	186 2 37	0	11 1	51	15 0
					29	15 9†
8	"	84 0 15	0	9 1	19	2 6
9	"	104 0 22	0	6 6	16	17 6
10	"	112 1 29	0	6 8	18	13 6
11	"	113 1 27	0	9 4	26	11 0
12	"	78 0 13	0	9 1	17	15 6
32	XI	135 2 0	0	10 7	36	0 0
33	"	103 0 32	0	10 4	26	11 0
34	"	90 2 30	0	11 2	25	8 6
					8	1 11‡
35	"	78 0 0	0	13 0	25	8 6
					16	3 9§

* Interest and sinking fund on buildings valued at £140, payable in cash or by twenty half-yearly payments of £9 1s. 4d.; total half-yearly payment, £23 9s. 4d.

† Interest and sinking fund on buildings valued at £460, payable in cash or by twenty half-yearly instalments of £29 15s. 9d.; total half-yearly payment, £81 10s. 9d.

‡ Interest and sinking fund on buildings valued at £125, payable in cash or by twenty half-yearly instalments of £8 1s. 11d.; total half-yearly payment, £33 10s. 5d.

§ Interest and sinking fund on buildings valued at £250, payable in cash or by twenty half-yearly instalments of £16 3s. 9d.; total half-yearly payment, £41 12s. 3d.

IMPROVEMENTS.

The improvements that go with the sections comprise—

Block VII.—Section 1—56 chains of good internal fencing, and half share of 57½ chains of boundary drain and of 10 chains of boundary fencing; the whole valued at £59 5s. Section 2—90 chains of internal fencing and a well, and half share of 71½ chains of boundary drain and of 10 chains of boundary fencing; the whole valued at £81 17s. 6d. Section 3—88 chains of internal and road fencing, and half share of 15 chains of boundary drain and of 42 chains of boundary fencing; the whole valued at £65 15s. Section 4—Half share of 12 chains of boundary fencing and of 50 chains of boundary fence and drain; the whole valued at £16 15s. Section 5—Half share of 13½ chains of boundary fencing and of 53 chains of boundary drain; the whole valued at £23 5s. Section 6—78½ chains of road fencing, and half share of 27 chains of boundary fence and drain; the whole valued at £56 5s. Section 6A—17½ chains of road fencing, and half share of 56 chains of boundary fencing and of 25 chains of boundary drain; the whole valued at £32 2s. 6d. Section 7—60 chains of internal fencing, and half share of 40 chains of boundary fencing; the whole valued at £40. Section 8—81 chains of road and internal fencing, and half share of 31 chains of boundary drain and of good well near road; the whole valued at £53 12s. 6d. Section 9—18 chains of road fencing, and half share of 73½ chains of boundary drain; the whole valued at £36 11s. 3d. Section 10—16½ chains of road fencing, and half share of 33 chains of boundary drain; the whole valued at £20 12s. 6d. Section 11—23 chains of road fencing, and half share of 93½ chains of boundary drain; the whole valued at £72 1s. 3d. Section 12—30 chains of road and internal fencing, and half share of 23 chains of boundary drain and of 15 chains of boundary fencing; the whole valued at £25 10s.

Block XI.—Section 32—71 chains of internal fencing, and half share of 50 chains of boundary drain; the whole valued

at £48. Section 33—60 chains of fencing, and half share of 110 chains of boundary drain; the whole valued at £60 5s. Section 34—25 chains of fencing, and half share of 9½ chains of boundary fencing; the whole valued at £14 17s. 6d. Section 35—48 chains of fencing, and half share of 27 chains of boundary fencing; the whole valued at £30 15s.

The improvements which do not go with the sections, but which must be paid for separately, comprise—

Block VII.—Section 6A—House, valued at £140. Section 7—House and outbuildings, valued at £460.

Block XI.—Section 34—House and cow-shed, valued at £125. Section 35—House and cow-shed, valued at £250.

DESCRIPTION OF SECTIONS.

Block VII.—Section 1—Nine miles and three-quarters to Te Aroha, eight miles and three-quarters to Waihou, two miles and three-quarters to creamery. About 30 acres in grass; balance fair swamp land, covered with flax, manuka, and rough feed. Section 2—Nine miles and a half to Te Aroha, eight miles and a half to Waihou, two miles and a half to creamery. All improved and in grass. Section 3—Eight miles and three-quarters to Te Aroha, seven miles and three-quarters to Waihou, one mile and three-quarters to creamery. All improved grass land. Section 4—Eight miles to Te Aroha, one mile to creamery. 20 acres new grass; balance surface sown and in rough feed; 6 acres tall manuka. Three sides fenced. Section 5—Eight miles and a half to Te Aroha, one mile and a half to creamery. About 20 acres grass; balance in rough feed, 8 acres short manuka. Three sides fenced. Section 6—Seven miles to Te Aroha, a quarter of a mile to creamery. 30 acres ploughed and in new grass; balance in rough feed and swamp, 6 acres tall manuka. Ring fenced. Section 6A—Six miles and a half to Te Aroha. Part cleared for ploughing; balance flax swamp in rough feed, self-sown; 7 acres manuka. Ring fenced. Creamery on adjoining section. Section 7—Eight miles from Te Aroha and about a mile from creamery. About 75 acres in grass; balance rough feed and swedes. Part good swamp, covered with manuka and wiwi, requiring draining. Section 8—Seven miles and a half to Te Aroha, six miles and a half to Waihou, half a mile to creamery. About half good grass land; balance manuka swamp and some rough feed. Section 9—Eight miles to Te Aroha, seven miles to Waihou, one mile to creamery. About 20 acres ploughed, about 30 acres tall manuka, balance short manuka and fern. Section 10—Eight miles and a quarter to Te Aroha, seven miles and a half to Waihou, one mile and a quarter to creamery. All unimproved; manuka, wiwi, and fern; about 7 acres tall manuka. Section 11—Eight miles and a half to Te Aroha, seven miles and a half to Waihou, one mile and a half to creamery. 20 acres ploughed, balance tall manuka; all ploughable. Section 12—Eight miles from Te Aroha, seven miles from Waihou, one mile from creamery. About half good grass land, balance manuka swamp and some rough feed.

Block XI.—Section 32—Nine miles to Te Aroha, and about two miles to creamery. All improved, except about 30 acres manuka; 38 acres grass, 12 acres oats, 40 acres ploughed. Ring fenced, and subdivided into paddocks. Section 33—Eight miles and three-quarters to Te Aroha, and about one mile and three-quarters to creamery. All improved and grassed, except about 6 acres manuka. Ring fenced and subdivided into paddocks. Section 34—Nine miles and a half to Te Aroha, eight miles and a half to Waihou, two miles and a half to creamery. About 70 acres good grass land; balance fair swamp land, flax, manuka, and rough feed. Section 35—Nine miles from Te Aroha, eight miles from Waihou, two miles to creamery. All improved and in grass.

GENERAL DESCRIPTION.

The Otway Settlement, formerly the property of Mr. L. H. Otway, and known as "Aylesbury," is situated about five miles and a half from the Waihou Railway-station by formed road, part metalled, and about six miles and a half from Te Aroha Town by formed road, part metalled and part sanded. The Elstow Public School is two miles and a half away, and the Te Aroha Dairy Company has a creamery erected and working on the south-east corner of the estate. The property is bounded on the south and south-east by the Waitoa River, which is navigable for launches from the Thames right up to the estate. The roads throughout are good. The general quality of the land is fair, and the majority of the sections are surface watered. Most of the boundaries are either fenced or have boundary drains. The soil, as a rule, is a light sandy loam on a clay subsoil. The aspect is good, and the country throughout is nearly level. The unimproved portions of the estate, as a rule, will require draining. An outfall drain runs into the Waitoa River, and there is another large outfall drain a little to the north of the settlement.

Full particulars may be ascertained and plans obtained at this office.

H. M. SKEET,
Commissioner of Crown Lands.