

Settlement Lands in Wellington Land District for Selection on Renewable Lease.

District Lands and Survey Office,
Wellington, 24th December, 1914.

NOTICE is hereby given that the undermentioned lands are open for selection on renewable lease; and applications will be received at the District Lands and Survey Office, Wellington, on Wednesday, 24th February, 1915, up to 4 o'clock p.m.

Applicants will have to appear personally before the Land Board at the District Lands and Survey Office, Wellington, at 10 o'clock a.m. on Thursday, the 25th February, 1915, to answer any questions the Land Board may ask, but if any applicant so desires he may be examined by the Land Board of the district in which he resides.

The ballot will be held at the District Lands and Survey Office, Wellington, at the conclusion of the examination of applicants.

Immediate possession will be given.

SCHEDULE.

Section.	Block.	Area.	Capital Value.	Total Half-yearly Rental.
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PITT SETTLEMENT.
Borough of Lower Hutt.

		A. R. P.	£	s.	d.	£	s.	d.
1	II	0 1 5-5	110	0	0	2	9	6
2	"	0 0 25-4	110	0	0	2	9	6
3	"	0 0 25-4	110	0	0	2	9	6
4	"	0 0 25-4	110	0	0	2	9	6
5	"	0 0 25-5	110	0	0	2	9	6
6	"	0 0 25-5	110	0	0	2	9	6
7	"	0 0 25-5	110	0	0	2	9	6
8	"	0 0 25-5	115	0	0	2	11	9
9	"	0 0 25-5	115	0	0	2	11	9
10	"	0 0 25-6	115	0	0	2	11	9
11	"	0 0 25-6	115	0	0	2	11	9
12	"	0 0 25-6	115	0	0	2	11	9
13	"	0 0 25-6	115	0	0	2	11	9
14	"	0 0 25-6	115	0	0	2	11	9
15	"	0 0 25-7	115	0	0	2	11	9
16	"	0 0 25-7	115	0	0	2	11	9
17	"	0 0 25-7	115	0	0	2	11	9
18	"	0 0 34-6	140	0	0	3	3	0*
1	III	0 1 20-5	115	0	0	2	11	9
2	"	0 0 29-1	110	0	0	2	9	6
3	"	0 0 29	110	0	0	2	9	6
4	"	0 0 28-8	115	0	0	2	11	9
5	"	0 0 28-7	115	0	0	2	11	9
6	"	0 0 28-5	115	0	0	2	11	9
7	"	0 0 28-4	115	0	0	2	11	9
8	"	0 0 28-2	115	0	0	2	11	9
9	"	0 0 28-1	115	0	0	2	11	9
10	"	0 0 27-9	115	0	0	2	11	9
11	"	0 0 27-8	115	0	0	2	11	9
12	"	0 0 27-6	115	0	0	2	11	9
13	"	0 0 27-5	115	0	0	2	11	9
14	"	0 0 27-3	115	0	0	2	11	9
15	"	0 0 27-2	115	0	0	2	11	9
16	"	0 0 27	115	0	0	2	11	9
17	"	0 0 26-9	115	0	0	2	11	9
18	"	0 0 26-7	115	0	0	2	11	9
19	"	0 0 26-6	115	0	0	2	11	9
20	"	0 0 26-4	120	0	0	2	14	0

*Interest and sinking fund on building valued at £20, payable in cash or in seven years by half-yearly instalments of £1 14s. 7d. Total half-yearly payment, £4 17s. 7d.

This settlement is situated about one mile and a half south-west of the Lower Hutt Railway-station. Access from Lower Hutt is by Waiwetu and Racecourse Roads, both formed and metalled. There is a pipe-bridge available for foot traffic over the Hutt River south of the settlement, which joins a metalled road to Petone, about two miles distant.

The settlement consists wholly of flat land, in grass. The soil varies in depth from 6 in. to 10 in., on a shingle formation. Sale plan 545.

PAPARANGI SETTLEMENT.

Manakara County.—Belmont Survey District.

31	XII	6 0 0	300	0	0	6	15	0
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Weighted with £231 for improvements, consisting of a four-roomed house with two brick chimneys, washhouse, stable,

fowl-houses, about 36 chains of fencing, excavations, and tracks.

Situated on the Aurora Road, the access being from the Johnsonville Railway-station, which is about one mile distant by good metalled dray-road. Easy undulating land in grass, with good homestead-site near road-frontage. Soil is of good quality, on rotten-rock formation. Elevation ranges from about 600 ft. to 800 ft. above sea-level.

The value of the improvements must be paid immediately the applicant has been declared successful.

Section.	Block.	Area.	Capital Value.	Total Half-yearly Rental.
21	XII	A. R. P. 1 0 37	£ s. d. 185 0 0	£ s. d. 4 3 3

Weighted with £383 5s. for improvements.

Situated near the north boundary of Johnsonville Township, the access being from Johnsonville Railway-station, which is about 35 chains distant by a metalled dray-road. Easy sloping land in grass, with good building-site. Soil is of a light nature, on clay formation. Elevation, about 400 ft. above-sea level.

The improvements, which must be paid for in cash by the selector, comprise about 11 chains of fencing, six-roomed house with veranda, double brick chimney, &c., wash-house and copper, dairy, excavation, stable, and sheds, the whole valued at £383 5s. Sale plan 666.

POROPORO SETTLEMENT.

Manakara County.—Otahoua Survey District.

5	XV	7 3 1	115	0	0	2	11	9
6	"	8 1 2	115	0	0	2	11	9

The improvements which go with the sections comprise: Section 5, 5½ chains of boundary-fencing, valued at £2; Section 6, 10½ chains of boundary-fencing, valued at £4.

Sections 5 and 6, Block XV, Otahoua Survey District, are situated on the Westmere Road. Access is from Master-ton, which is from fifteen to eighteen miles distant, via Weraiti and Westmere Roads, twelve miles of which are good metalled dray-road. Comprise for most part low hills and easy slopes, with river flats; mostly ploughable; in fair grass, with rushes in places on the damper flats. Soil stiff clay, on papa formation. Sale poster 672.

ABSTRACT OF CONDITIONS OF LEASE.

1. Term of lease, thirty-three years, with a perpetua right of renewal for further successive terms of thirty-three years, and a right to acquire the freehold.
2. Rent, 4½ per cent. per annum on the capital value, payable in advance on 1st January and 1st July in each year.
3. Applicants to be twenty-one years of age and upwards.
4. Applicants to furnish with applications statutory declaration, and, on being declared successful, deposit £1 ls. (lease fee) and a half-year's rent. Rent for the broken period between date of lease and 1st January or 1st July following is also payable.
5. Applications made on the same day are deemed to be simultaneous.
6. Order of selection is decided by ballot, preference being given to landless applicants with children dependent on them, or who have within preceding two years been twice unsuccessful at former ballots.
7. No person may hold more than one allotment.
8. Successful applicants to execute lease within thirty days after being notified that it is ready for signature.
9. Lessee to reside continuously on the land, and pay all rates, taxes, and assessments.
10. Improvements.—Lessee is required to improve the land within one year to the value of 10 per cent. of the price; within two years, to the value of another 10 per cent. of the price; and thereafter, but within six years, to the value of another 10 per cent. of the price. In addition to the foregoing, and within six years, improvements are also to be effected to the value of £1 for every acre of first-class land, 10s. for every acre of second-class land, and 2s. 6d. for every acre of third-class land.
11. Transfer not allowed until expiration of fifth year of lease, except under extraordinary circumstances, and then only with permission.
12. Lease is liable to forfeiture if conditions are violated.

Further particulars may be ascertained on application to this office.

T. N. BRODRICK,
Commissioner of Crown Lands.