

GENERAL DESCRIPTION.

The sections in this block lie to the south of Netherton, on the Waihou River, and form part of the Hauraki Plains. All the sections consist of partly drained swamp land.

Access is from Paeroa, six miles distant, by the Puke Road, of which distance five miles and a half are metalled. On this road the Waihou River is crossed by means of a ferry, but within a few weeks the ferry will be superseded by a bridge, which is completed with the exception of one approach. Netherton is also a point of access, as steamers from Auckland, sixty miles distant, call there daily. Netherton Wharf is one mile from the north end of the block, of which distance half is metalled. At Netherton there is a school, creamery, store, and a post and telegraph office.

The Netherton-Awaiti Road is formed for two miles within the block. The Awaiti West Road is formed for three-quarters of a mile from the main road, whilst the Pukahu Road has not yet been formed. These roads will be completed by the Department, and contracts are now being carried out on two of them.

The Pukahu Road will connect with the road along the Ngararahi Cut, and then proceed to the Puke Bridge. The distance from the block to Paeroa by this road is four miles and a quarter.

The land, with the exception of a strip in the west, was formerly covered with kahikatea bush, which, but for a few scattered clumps, has disappeared, the roots and trunks being embedded in the ground. The soil is all first-class, consisting of an alluvial clay deposit, intermingled in a few places with a small percentage of pumice sand. In certain sections there is shallow peat, which does not average more than 18 in., overlying the clay. The sections are covered with a heavy growth of raupo, flax, toitoi, scattered manuka, rushes, and cabbage-trees, while on most sections there is a lot of rough feed. The sections are all situated above sea-level. No fresh water on the sections, but in the adjacent country water suitable for stock has been obtained by sinking both artesian and ordinary wells.

The right to take a strip of land a chain wide for public purposes through each or any section without compensation is reserved. Should such strip of land be taken, a proportionate reduction of rent will be allowed.

There is a possibility that these lands may occasionally be flooded, until such time as the stop-banks along the Waihou River are completed. Should such flooding occur, the Crown does not accept any liability for possible damage done and inconvenience sustained, and the sections are offered for selection subject to this condition.

Sections 31 and 32, Block II, Waihou Survey District, are situated on the Orchard East Road, about mid-way between the Piako and Waihou Rivers. Access is from Wharepoa Railway-station, about seven miles distant—six miles metalled road. Access can also be obtained from Orchard on the Piako River, three miles distant, but this road is not formed throughout.

The nearest school, post and telegraph office, and store are at Turua, three miles and a half distant.

The land is of first-class quality, comprising as it does an alluvial clay deposit covered with a worked-out kahikatea bush and raupo. There is no water on the sections, but water can be obtained by boring.

Plans and full particulars may be obtained at this office.

H. M. SKEET,
Commissioner of Crown Lands.

Rural Lands in Auckland Land District open for Sale or Selection.

District Lands and Survey Office,

Auckland, 5th February, 1915.

NOTICE is hereby given that the undermentioned lands are open for sale or selection, in terms of the Land Act, 1908, and its amendments, either for cash, for occupation with right of purchase, or for renewable lease, at the option of the applicant; and applications will be received at the District Lands and Survey Office, Auckland, and at the Courthouse, Paeroa, on Friday, 26th March, 1915, up to 4 o'clock p.m.

SCHEDULE.

AUCKLAND LAND DISTRICT.—OHINEMURI COUNTY.—SUBURBS OF KEREPEHI.—HAURAKI PLAINS.

First-class Land.

SECTION 1, Block V: Area, 11 acres 1 rood 31 perches. Cash purchase: Total price, £290. Occupation with right of purchase: Half-yearly rent, £7 5s. Renewable lease: Half-yearly rent, £5 1s.

Alluvial land, half of which has been surface sown with English grasses and is in good order; the balance, along the Awaiti Stream, is low-lying, covered with rough feed and rushes, and is subject to flood.

Section 12, Block VII: Area, 17 acres 3 roods 7 perches. Cash purchase: Total price, £440. Occupation with right of purchase: Half-yearly rent, £11. Renewable lease: Half-yearly rent, £8 16s.

Alluvial land, covered with rough feed and small manuka.

Section 13, Block VII: Area, 18 acres 1 rood 30 perches. Cash purchase: Total price, £300. Occupation with right of purchase: Half-yearly rent, £7 10s. Renewable lease: Half-yearly rent, £6.

Alluvial land, covered with kahikatea, cabbage-trees, and a heavy undergrowth.

Plans and full particulars may be obtained at this office.

H. M. SKEET,
Commissioner of Crown Lands.

Lands in Waitahuna Settlement, Otago Land District, open for Selection on Renewable Lease.

District Lands and Survey Office,

Dunedin, 6th February, 1915.

NOTICE is hereby given that the undermentioned lands are open for selection on renewable lease, under the provisions of the Land Act, 1908, and the Land for Settlements Act, 1908, and amendments; and applications will be received at this office up to 4 o'clock p.m. on Wednesday, 24th March, 1915.

The examination of applicants, and ballot, will be held at the Courthouse, Lawrence, on Thursday, 25th March, 1915.

SCHEDULE.

OTAGO LAND DISTRICT.—TUAPEKA COUNTY.—FIRST-CLASS LAND.

Section.	Area.	Rent per Acre per Annum (approximate).	Half-yearly Rent.
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Waitahuna Settlement No. 1.

	A.	R.	P.	£	s.	d.
1A	525	0	0	0	2	0
					26	15
					6	0
2A	273	2	35	0	6	9
					46	7
					5	16
					2*	0
3A	314	3	0	0	6	7
					51	10
					6	0

* Interest and sinking fund on buildings valued at £115. Payable in cash, or in fourteen years by twenty-eight half-yearly payments of £5 16s. 2d.; total half-yearly payment, £52 3s. 2d.

IMPROVEMENTS.

The improvements included in the capital values of the sections consist of boundary and internal fences, valued as follows: Section 1A, £147 17s. 9d.; Section 2A, £138 13s.; Section 3A, £156 13s. 9d.

The improvements which are not included in the capital value, and which must be paid for separately, are on Section 2A, and consist of two-roomed house, barn, and stable, of a total value of £115.

GENERAL DESCRIPTION.

The settlement is situated close to Waitahuna Railway-station, which is about eight miles from the Town of Lawrence. Access is by good roads. The land is undulating, with steep faces along the gullies. The soil is a very fair black loam, on clay formation. A fairly large portion of each section is ploughable. Well watered by numerous small creeks. The elevation ranges from 500 ft. to 1,100 ft. above sea-level. There are some patches of light scrub on Section 1A, but the remainder of the settlement is open country.

Waitahuna Settlement No. 2.

	A.	R.	P.	£	s.	d.
1A	483	1	0	0	4	9
					57	3
					0	0
2A	483	1	0	0	5	0
					59	17
					0	0*
3A	415	0	0	0	3	5
					35	2
					0	0
4A	417	0	0	0	4	9
					49	5
					6	0
5A	362	0	14	0	3	10
					34	13
					0	0
					23	9
					8†	0
6A	402	0	2	0	5	4
					53	6
					6	6
					9	1
					4‡	0
7A	359	3	25	0	5	5
					48	12
					0	0

* Interest and sinking fund on buildings valued at £200. Payable in cash, or in fourteen years by twenty-eight half-yearly payments of £10 2s.; total half-yearly payment, £69 19s.