

Notice of Meeting of Owners under Part XVIII of the Native Land Act, 1909.

REGULATION No. 52.

THE Maori Land Board for the Wairiki Maori Land District hereby notifies that a meeting of the owners of Omataroa No. 60D No. 10 will be held, in pursuance of Part XVIII of the Native Land Act, 1909, at Te Teko on Wednesday, the 22nd day of November, 1916, for the purpose of considering the following proposed resolution:—

“That an offer made by the Crown to purchase the land or any part thereof shall be accepted.”

Dated at Rotorua this 28th day of October, 1916.

JAS. W. BROWNE,
President.

Notice of Meeting of Owners under Part XVIII of the Native Land Act, 1909.

REGULATION No. 52.

THE Maori Land Board for the Tokerau Maori Land District hereby notifies that a meeting of the owners of Otara No. 4B will be held, in pursuance of Part XVIII of the Native Land Act, 1909, at Batley on Thursday, the 23rd day of November, 1916, at 4.30 o'clock in the afternoon, for the purpose of considering the following proposed resolution:—

“That the said land be leased to Mary Paenganui for a term of twenty-one years at a rental of 9d. per acre, with right of renewal for a further twenty-one years at a rental of 5 per cent. on the unimproved valuation.”

Dated at Auckland this 30th day of October, 1916.

T. H. WILSON,
President.

Maori Lands for Lease by Public Tender.

Office of the Tokerau District Maori Land Board,
Auckland, 25th October, 1916.

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 Tokerau District Maori Land Board, Auckland, up to 12 o'clock noon on Saturday, 16th December, 1916, for leases of the several lands named in the Schedule hereto for a term of twenty years, with right of renewal for a further term of twenty years.

SCHEDULE.

AUCKLAND LAND DISTRICT.—MOTATAU No. 2 BLOCK.—
KAWAKAWA AND MOTATAU SURVEY DISTRICTS.—BAY OF ISLANDS COUNTY.

Third-class Land.

(1.)

Lot 2: Area, 150 acres; upset rental, £5 10s. per annum.

This section contains about 15 acres of kahikatea flat, the remainder being poor clay land; situated alongside railway-line. Loaded with the sum of £80 for improvements thereon, and £1 5s. costs.

(2.)

Lot 19: Area, 1,757 acres 2 roods; upset rental, £27 10s. per annum.

This section is practically all open country, covered with fern and scrub; soil of a very poor description, principally pipeclay. Loaded with £6 5s. costs.

(3.)

Lot 20: Area, 2,531 acres; upset rental, £31 10s. per annum.

Practically all open country, covered with fern and scrub; soil of a very poor description, principally pipeclay. Loaded with £7 10s. costs.

(4.)

Lot 26: Area, 1,145 acres; upset rental, £20 per annum.

About 120 acres flat swampy land, remainder undulating to broken; soil of the poorest description. Loaded with £6 costs.

(5.)

Lot 34: Area, 385 acres 3 roods 25 perches; upset rental £7 4s. per annum.

Open country; gum land; two miles and a half from railway-station. Loaded with £1 15s. costs.

(6.)

Lot 36: Area, 250 acres 2 roods 32 perches; upset rental, £4 10s. per annum.

Open gum land; soil of very poor description. Loaded with £1 costs.

(7.)

Lot 37: Area, 212 acres 1 rood 24 perches; upset rental, £4 per annum.

Open country; old gumfield; soil of a poor clayey nature. Loaded with £1 costs.

(8.)

Lot 40: Area, 1,094 acres 3 roods; upset rental, £16 per annum.

The whole of this section is clay land. Loaded with the sum of £50 for fencing thereon, and £4 costs.

(9.)

Lot 46: Area, 220 acres 2 roods 16 perches; upset rental, £4 per annum.

Poor pipeclay land; old gumfield. Loaded with £1 costs.

(10.)

Lot 47: Area, 379 acres; upset rental, £9 per annum.

Undulating to broken country, with about 60 acres flat; remainder all open fern and tea-tree land of medium to poor quality; well watered. Loaded with £2 5s. costs.

(11.)

Lot 65: Area, 2,972 acres; upset rental £37 5s. per annum.

This section is practically all open country, covered with fern and scrub. Soil of the poorest description, principally pipeclay. Section contains some milling-timber, quantity unknown. Tenderer will have to pay £100 for same, and £9 costs.

LOCALITY AND DESCRIPTION.

The distance of this block from Opuā, the nearest seaport is about eleven miles. The Whangarei-Opuā Railway line runs through the block, and as a daily time-table is maintained settlers will thus find a quick means of transit for shipping goods to a market via either Opuā or Whangarei. From the former port there is a bi-weekly steamer service, and from the latter a daily service. The country on the Kawakawa-Towai Road is poor pipeclay. Along the railway-line the majority of the land is kahikatea swamp. The soil is very good; and when properly drained will make excellent country. The sections containing bush are all well adapted for dairying, and the higher country is excellent sheep-country, the soil resting mostly on a limestone formation. All the sections are very well watered.

Access to the block from Auckland is by steamer to Whangarei or Opuā, and thence by train to Motatau Railway-station.

ABSTRACT OF CONDITIONS OF LEASE.

1. Term of lease, twenty years, with right of renewal for a further term of twenty years.

2. The rental shall not be for less than the given upset rental for the first twenty years, and shall be computed at the rate of 5 per cent. on the then unimproved value for the second term of twenty years.

3. Every tender shall be enclosed in a sealed envelope, addressed to the President, and marked on the outside as follows: “Tender for lease of Lot No. , as advertised in the newspaper of the day of , 19 .”

4. If any person desires to tender for more than one lot, a separate tender for each lot must be made.

5. Each tender must be accompanied by six months' rent, lease fee (£3 3s.), an amount sufficient to cover stamp duty and registration fee, and the value of the improvements (if any).

6. Term of lease commences on the 1st January, 1917. Lessee may enter into possession immediately upon acceptance of tender.

7. Rental to be paid half-yearly, in advance, on 1st January and 1st July in each year.

8. Lessee to pay all rates, taxes, and assessments (land-tax excepted).

9. Lessee not to transfer, sublet, or mortgage without the prior consent of the Board. Transfer not allowed until lessee has been one year in possession.

10. Including all other land already owned, held, or occupied under a tenure of more than one year and six months' duration, no person may hold more than 5,000 acres; every acre of first-class land being reckoned as $7\frac{1}{2}$ acres, and every acre of second-class land being reckoned as $2\frac{1}{2}$ acres.

11. Every lessee shall, before executing the contract of lease, make and lodge with the Board a declaration of qualification in the prescribed form.