

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 Waima North A 16 will be held, in pursuance of Part XVIII of the Native Land Act, 1909, at Kaikohe on Tuesday, the 28th day of November, 1916, at 10 o'clock in the forenoon, for the purpose of considering the following proposed resolution:—

“That the land be exempted from Part XIV of the Native Land Act, 1909, and be re-vested in the Native owners.”

Dated at Auckland this 7th day of November, 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 7½ acres, and every acre of second-class land being reckoned as 2½ 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.

12. A separate declaration, as required by the last preceding condition, must be lodged for each tender.

13. Lessee to execute lease within thirty days after being notified that it is ready for signature.

14. Residence to commence within four years in bush lands or swamp lands, and within one year in open or partly open lands, and to be continuous for six years.

15. Lessee has no right to minerals without license, but he may use on the land any minerals for any agricultural, pastoral, household, road-making, or building purposes.

16. Every lessee shall bring into cultivation,—

(a.) Within one year from the date of his lease, not less than one-twentieth of the land leased by him;

(b.) Within two years from the date of his lease, not less than one-tenth of the land leased by him;

(c.) Within four years from the date of his lease, not less than one-fifth of the land leased by him;

and shall, within six years from the date of his lease, in addition to the cultivation of one-fifth of the land, have put substantial improvements of a permanent character (as defined by the Land Act, 1908) on first-class land to the