

Lands in Hawke's Bay Land District for Sale or Lease to Discharged Soldiers.

District Lands and Survey Office,
Napier, 6th November, 1916.

NOTICE is hereby given that the undermentioned lands are open for sale or lease to discharged soldiers under the Discharged Soldiers Settlement Act, 1915, and the regulations thereunder; and applications will be received at this office up to 4 o'clock p.m. on Thursday, 11th January, 1917.

The lands may be purchased for cash or on deferred payments, or selected on lease for sixty-six years, with right of renewal for further successive terms of sixty-six years and a right to acquire the freehold.

Applicants must appear personally before the Land Board for examination at the District Lands and Survey Office, Napier, on Friday 12th January, 1917, at 10 o'clock a.m.

The ballot will be held at the conclusion of the examination of applicants.

SCHEDULE.

HAWKE'S BAY LAND DISTRICT.—WAIROA COUNTY.

Maungaharuru and Puketapu Survey Districts.

RUN 104: Area, 3,016 acres. Capital value, £3,390. Instalment on deferred payment (without interest), £169 10s. Half-yearly rent on lease, £67 16s.

Altitude, from 800 ft. to 1,600 ft. Broken and undulating pastoral country, growing manuka scrub, fern, and tutu. Generally light pumicy soil, well watered; intersected by deep gory streams. Fenced on the north boundary to the Ohurakura Stream. About 300 acres of the burnt area has been sown down in grass. Distant twenty-eight miles from Napier by coach-road.

RUN 105: Area, 3,857 acres. Capital value, £5,300. Instalment on deferred payment (without interest), £265. Half-yearly rent on lease, £106.

Altitude, from 400 ft. to 1,300 ft. Hilly and undulating pastoral country, with flats along the Esk River, Ohurakura Stream, and old Taupo Road; growing manuka scrub, fern, and tutu, with a few small patches of light bush. The northern portion of the run is cut off from the southern portion of the road, where there is a good homestead-site, by a deep gorge, stock being able to cross only near the west boundary and about half a mile up from the Esk River. Generally light pumicy soil, fairly well watered. About 12 acres sown down in grass. There is a small whare on the ground to the north-east of Trig. P. Distant twenty-one miles from Napier, via the Esk River—eighteen miles by dray-road, remainder by pack-road till the new road is formed.

Waitara Survey District.

Sections 1 and 3, Block XI: Area, 2,841 acres 2 roods. Capital value, £6,950. Instalment on deferred payment (without interest), £387 10s. Half-yearly rent on lease, £139.

Weighted with £24 12s., value of bushfelling on fencing-line.

Section 1.—Altitude, from about 2,500 ft. to 3,300 ft. Good pastoral country, comprising fairly easy slopes on the south-east side of the Maungaharuru Range, intersected by deep gullies. Heavy mixed bush comprising rimu, matai, kahikatea, maire, totara, tawa, karamu, horopito, &c., with birch on higher slopes and ridges. Good black soil, on pumice; generally papa formation, with limestone outcrop on the range. About 60 acres of good grass-country; well watered. Distant forty-two miles from Napier—twenty-eight miles by main Wairoa coach-road, remainder by unformed road; and distant about thirteen miles from the proposed east coast railway at Tutira.

Section 3.—Altitude, from 800 ft. to 2,979 ft. Good pastoral country, comprising fairly easy sunny slopes and flats, intersected by high cliffs, affording fine shelter for stock. About 800 acres in grass, with some second growth of ngaio, wineberry, &c., about 500 acres of which was felled and sown down in cocksfoot, &c., about fourteen years ago. Good soil, on pumice. About one-third poor manuka and fern country of light soil, and one-third light scattered bush and scrub; fair soil, papa and sandstone formation, with limestone outcrop on range. All well watered. Distant about forty-four miles from Napier—twenty-eight miles by main Wairoa coach-road, remainder by unformed road, and one mile of stock-road; and distant about fifteen miles from the proposed east coast railway at Tutira.

Section 2, Block XI: Area, 1,824 acres. Capital value, £4,740. Instalment on deferred payment (without interest), £237. Half-yearly rent on lease, £94 16s.

Weighted with £9 18s., value of bushfelling on fencing-line.

Altitude, from about 1,400 ft. to 2,970 ft. Good pastoral country, comprising fairly easy slopes intersected by deep gullies and cliffs; mostly heavy mixed bush comprising rimu, matai, kahikatea, maire, totara, tawa, &c., with birch on higher slopes and ridges. Good black soil, on pumice; and about 280 acres of poor manuka country, light pumicy soil, papa and sandstone formation, with outcrops of limestone on range. About 100 acres of good grass country. Distant forty-one miles from Napier—twenty-eight miles by main Wairoa coach-road, remainder by unformed road; and distant about twelve miles from the proposed east coast railway at Tutira.

W. F. MARSH,
Commissioner of Crown Lands.

Reserve in Hawke's Bay Land District for Lease by Public Auction.

District Lands and Survey Office,
Napier, 14th November, 1916.

NOTICE is hereby given that the undermentioned reserve will be offered for lease by public auction at the local Lands and Survey Office, Gisborne, at 11 o'clock a.m. on Saturday, 16th December, 1916, under the provisions of the Public Reserves and Domains Act, 1908, and amendments.

SCHEDULE.

HAWKE'S BAY LAND DISTRICT.—COOK COUNTY.—TINIROTO VILLAGE.

SECTION 44, Tiniroto Village: Area, 5 acres; upset annual rental, £5.

Situated close to Gisborne-Wairoa main road, about forty-two miles from Gisborne. Open land, with a good deal of ragwort and fern. Soil fair. Old cottage of four rooms in dilapidated condition on section.

ABSTRACT OF TERMS AND CONDITIONS OF LEASE.

1. Term of lease, seven years, without right of renewal.
2. One half-year's rent at the rate offered, together with £1 ls. lease fee, must be paid on the fall of the hammer.
3. No declaration is required. Residence is not compulsory. No compensation shall be claimed by the lessee, nor shall any be allowed by the Government, on account of any improvements effected by the lessee. In the event of the land being reoffered for sale or lease at termination of present lease, improvements effected by lessee with the consent of the Commissioner of Crown Lands will be valued, and section weighted with value of such improvements.
4. Possession will be given on the 1st January, 1917, from which date the rent will commence.
5. The rent shall be payable half-yearly in advance.
6. The lessee shall have no right to sublet, transfer, or otherwise dispose of the land comprised in the lease, except with the written consent of the Commissioner of Crown Lands first had and obtained.
7. All persons duly authorized in that behalf shall have free right of ingress, egress, and regress for such purposes as the Commissioner of Crown Lands may deem expedient.
8. The lessee shall prevent the growth and spread of gorse, broom, and sweetbrier on the land; and he shall with all reasonable despatch remove, or cause to be removed, all gorse, sweetbrier, broom, ragwort, or other noxious weeds or plants as may be directed by the Commissioner of Crown Lands.
9. The lessee shall destroy all rabbits on the land, and he shall prevent their increase and spread to the satisfaction of the Commissioner of Crown Lands.
10. The lessee to pay all rates, taxes, and other assessments that may become due or payable.
11. No native bush to be felled, destroyed, or removed without the consent in writing of the Commissioner of Crown Lands.
12. The lease shall be liable to forfeiture in case the lessee shall fail to fulfil any of the conditions of the lease within thirty days after the date on which the same ought to be fulfilled.

The reserve is described for the general information of intending bidders, who are recommended, nevertheless, to make a personal inspection, as the Department is not responsible for the absolute accuracy of any description.

Full particulars may be ascertained at this office.

W. F. MARSH,
Commissioner of Crown Lands.