

6. The lessee to be allowed (with the consent of the Land Board) to cultivate for station purposes only, but not for sale, a reasonable area; provided that not more than one white crop and one green crop be taken off the land. Such land then to be laid down with good and sound grass and clover seeds, of the description and proportions usually sown in the district, and most suitable for the land, and to remain in grass for a period of three years, after which time the same process of cultivation may be repeated. All such cultivation to be subject to inspection by the lessor or his agent.

7. Lessee to have the right to bush for fencing and firewood only, but not for sale.

8. Three months before the expiration of the lease a valuation to be made by arbitration of all improvements, consisting of necessary buildings and fencing, the amount of such valuation to be payable by the incoming to the outgoing tenant. In the event of the lessee desiring to effect improvements, in addition to those already on the ground, it will be necessary to obtain the Land Board's permission, otherwise such improvements will not be made a subject of valuation.

9. At the expiry of the lease it shall not be obligatory upon the Land Board to offer a lease of the whole area in one lot, and in the event of subdivision into lots the provisions of clause 8 hereof, as to valuation and payment thereof, shall apply to each lot.

10. No assignment, sublease, or mortgage without the consent of the Land Board.

11. Interest at the rate of 10 per cent. per annum to be paid on rent in arrears.

12. Lease liable to forfeiture if conditions violated.

Further particulars may be obtained on application to this office.

H. D. M. HASZARD,
Commissioner of Crown Lands.

Maruia Hot Springs Reserve, Nelson Land District, for Lease by Public Auction.

District Lands and Survey Office,
Nelson, 29th January, 1918.

NOTICE is hereby given that the undermentioned reserve will be offered for lease by public auction at the District Lands and Survey Office, Nelson, at 11 o'clock a.m. on Wednesday, 27th March, 1918, under the provisions of section 329 of the Land Act, 1908.

SCHEDULE.

NELSON LAND DISTRICT. — MURCHISON COUNTY. — MARUIA HOT SPRINGS RESERVE.

Lots 1 and 2 of Section 2, Square 182, Block IV, Lewis Survey District, and Block I, Travers Survey District: Area, 4,593 acres; upset annual rent, £30.

The reserve is about one mile wide, and extends up the Maruia Valley, starting at a point about half a mile above the Alfred River confluence, and running for a distance of about seven miles and a half to a point close to the forks of the Maruia at the entrance of the Cannibal Gorge.

The flats along the river-bed and the river-bed itself are covered with patches of grass, scrub, and light bush, and carry English grasses, mostly self-sown. The balance of the block is steep broken hillside, covered with brown and silver birch.

The hot springs are situated on the north side of the river, at a point about six miles up from the Alfred River confluence.

Bath-rooms have been constructed close to the springs. These consist of two small buildings, one containing two rooms and the other one room, used as bathing-sheds for ladies and gentlemen respectively. These buildings (viz., the bathing-sheds) are connected by a light suspension foot-bridge with the south side of the river, where three small cottages have been erected, two of them having three rooms each used as bedrooms and kitchens, and the other building containing only one room used as a sleeping-room.

The road from Reefton, Upper Grey, and Murchison runs through the valley towards Culverden and other places of the East Coast, crossing either by the Lewis Pass, Henry Pass, or Ada Pass.

The access from Reefton, a distance of thirty-nine miles, is, first, by formed dray-road thirty miles, by the Inangahua and Rahu Valleys to the Maruia Plains; secondly, by formed dray-road, thence by about four miles across plains, road

formed in patches, thence one mile of river-bed road, and thence four miles of road formation.

From Murchison the access is by total distance of fifty-three miles, comprised as follows: By formed road for thirty-eight miles, thence by road partly across plains and partly of river-bed for six miles, and thence a further nine miles as last described above.

ABSTRACT OF TERMS AND CONDITIONS OF LEASE.

1. Term of lease, twenty-one years, without right of renewal.

2. One half-year's rent at the rate offered, together with lease fee £1 ls., to be paid on the fall of the hammer.

3. Possession will be given on day of sale, when rent will commence.

4. Rent to be paid half-yearly in advance.

5. All persons duly authorized in that behalf shall have free right of ingress, egress, and regress for such purpose as the Commissioner of Crown Lands may deem expedient.

6. 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, broom, sweetbrier, ragwort, or other noxious weeds or plants, as may be directed by the Commissioner.

7. The lessee shall pay all rates, taxes, and other assessments that may become due or payable.

8. The lessee shall not fell or destroy any bush on the land, nor effect any substantial improvements, without the permission in writing of the Commissioner first had and obtained.

9. The lessee shall have no right to sublet, assign, or part with the possession of the said land and premises, or any part thereof, except with the written consent of the Commissioner first had and obtained.

10. Improvements made with permission will, prior to the expiry of the term, be valued, and the value thereof shall be a charge on the land in favour of the outgoing lessee when the land is again leased.

11. During the first year of the term the lessee shall erect on a site to be approved by the Commissioner of Crown Lands, at or near the Maruia Hot Springs, a suitable accommodation-house of cob or wood, containing at least one public room and twelve bedrooms, comfortably furnished with at least twenty good beds with clean and suitable bedding, sheets, and blankets; he will also erect on such site a good eight-stalled stable.

12. On or before the 1st January, 1919, he shall securely fence and lay down in English grass a convenient paddock for such site containing not less than 5 acres; he will also throughout the term of his lease provide a sufficient supply of food and other provisions for man and beast at charges not exceeding the following: Meals, 2s.; beds, 2s. 6d.; horse-feeds with oats, 2s. He will furnish travellers with meals, clean and well cooked; and will also keep upon the premises a supply of good sound chaff and oats, and will provide the horses of travellers with so much thereof as their owners may reasonably demand at the prices above mentioned.

13. On or before the 1st January, 1919, the lessee will fence in a paddock of not less than 20 acres, to be used exclusively for the accommodation of travelling stock, upon the following charges for each night: Horses, 1s. per head; cattle, 3d. per head; sheep, ½d. per head.

14. 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 have been fulfilled.

15. The present two small cottages shall remain the property of the Crown until completion of the accommodation-house, and thereupon shall be removed at the option of the Crown or disposed of to the lessee at an assessment then to be determined.

16. On or before the 1st October, 1919, the lessee shall erect a bath-house upon a site to be approved by the Minister, of twelve cubicles, six for male and six for female bathers.

17. An area of 80 acres or thereabouts, as shown on the plan, is set aside as a camping-ground for the public under regulations to be hereafter provided in that respect.

18. One-third of the flow of the water from the springs is reserved by the Crown for the use of such of the public as shall be permitted the use of the same, but so as not to interfere with the proper working of the bath-house hereinbefore referred to or the bath-house to be erected in its stead.

Full particulars may be obtained at this office.

F. A. THOMPSON,
Commissioner of Crown Lands.