

*Lands in the Town of Rotorua, Auckland Land District, for Lease by Public Auction.*

District Lands and Survey Office,  
Auckland, 29th September, 1919.

NOTICE is hereby given that the undermentioned lands will be offered for lease by public auction at this office on Wednesday, the 19th day of November, 1919, at 11 o'clock a.m., under the provisions of the Thermal Springs Districts Act, 1910, and the Public Bodies' Leases Act, 1908.

SCHEDULE.

AUCKLAND LAND DISTRICT.—ROTORUA COUNTY.—TOWN OF ROTORUA.

Lot 2, Block LV: Area, 37 perches; upset annual rental, £6. Altitude, 920 ft. to 925 ft. above sea-level. Level land, low-lying and wet in winter; in rough grass and manuka scrub. Soil of fair quality, on pumice formation; town water-supply is not far distant. Fronts Tarewa Road, about one mile from post-office.

Lot.	Block.	Area.			Upset Annual Rental.		
		A.	R.	P.	£	s.	d.
14	LXIV	0	1	0	4	0	0
15	"	0	1	0	4	0	0
16	"	0	1	0	4	0	0
17	"	0	1	0	4	0	0
18	"	0	1	0	4	0	0
31	"	0	1	0	4	0	0
32	"	0	1	0	4	0	0
33	"	0	1	0	4	0	0
34	"	0	1	0	4	0	0
35	"	0	1	0	4	0	0
36	"	0	1	0	4	0	0
37	"	0	1	0	4	0	0
10	LXV	0	1	0	4	0	0
11	"	0	1	0	4	0	0
12	"	0	1	0	4	0	0
13	"	0	1	0	4	0	0
14	"	0	1	0	4	0	0
21	"	0	1	0	4	0	0
22	"	0	1	0	4	0	0
24	"	0	1	0	4	0	0
3	LXVI	0	1	0	4	0	0
4	"	0	1	0	4	0	0
8	"	0	1	0	4	0	0
9	"	0	1	0	4	0	0
10	"	0	1	0	4	0	0
12	"	0	1	0	4	0	0
13	"	0	1	0	4	0	0
14	"	0	1	0	4	0	0
15	"	0	1	0	4	0	0
16	"	0	1	0	4	0	0
7	LXVII	0	1	0	4	0	0
8	"	0	1	0	4	0	0
9	"	0	1	0	4	0	0
10	"	0	1	0	4	0	0
26	"	0	1	0	4	0	0
27	"	0	1	0	4	0	0
28	"	0	1	0	4	0	0
3	LXVIII	0	1	2	4	0	0
4	"	0	1	0	4	0	0
5	"	0	1	0	4	0	0
3	LXIX	0	1	0	4	0	0
4	"	0	1	0	4	0	0
5	"	0	1	0	4	0	0
6	"	0	1	0	4	0	0
19	"	0	1	0	4	0	0
20	"	0	1	0	4	0	0
21	"	0	1	0	4	0	0
22	"	0	1	0	4	0	0
23	"	0	1	0	4	0	0

Level land, covered with manuka scrub and rough grass, fairly well drained. Soil of pumice nature, on clay subsoil. The town water-supply and electric-lighting system have been extended to Block LXIII, and could be laid on to the other blocks at the usual cost. Distant one-quarter to three-quarters of a mile from the railway-station. Pukuatoa and Ranolf Streets are formed; the remaining streets are not yet formed.

ABSTRACT OF TERMS AND CONDITIONS OF LEASE.

1. Term of lease, twenty-one years, with perpetual right of renewal for the same term at a rent to be determined by revaluation in accordance with the provisions of the First Schedule of the Public Bodies' Leases Act, 1908.

D

2. Rents payable half-yearly, in advance, to the Receiver of Land Revenue, Auckland; the first half-yearly payment, with lease fee (£1 ls.), to be made on the fall of the hammer.

3. Sections to be improved within one year from the date of the lease to the value of at least ten times the annual rental.

4. No lease to be assigned, underlet, or the possession thereof parted with except with the consent of the Land Board.

5. All rates, taxes, charges, and assessments whatsoever to be paid by the lessee.

6. The lessee shall throughout the term of the lease keep and maintain in good order, condition, and repair, to the satisfaction of the Resident Officer, Rotorua, all buildings, structures, fixtures, and fences which may be erected or placed upon the land.

7. The lessee shall not erect any building until the plan of the same has been first submitted to the Resident Officer or local authority, Rotorua, for approval, and duly approved.

8. The leases shall be prepared generally in accordance with the provisions of the Public Bodies' Leases Act, 1908.

H. M. SKEET,  
Commissioner of Crown Lands.

*Land in the North Auckland Land District for Sale or Lease to Discharged Soldiers.*

North Auckland District Lands and Survey Office,  
Auckland, 23rd September, 1919.

NOTICE is hereby given that the undermentioned lands are open for sale or lease under the Discharged Soldiers Settlement Act, 1915, and the regulations thereunder; and applications will be received at the District Lands and Survey Office, North Auckland, up to 4 o'clock p.m. on Monday, the 17th November, 1919.

The lands may be purchased for cash or on deferred payments, or selected on lease for thirty-three years, with right of renewal for further successive terms of thirty-three 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, North Auckland, on Wednesday, the 19th November, 1919, at 10 o'clock a.m.

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

SCHEDULE.

NORTH AUCKLAND LAND DISTRICT.

*Pakarakā Settlement.—Bay of Islands County.—Kawakawa Survey District.*

SECTION 15s: Area, 122 acres 3 roods 37 perches; capital value, £1,910; instalment on deferred payment (excluding interest), £95 ls.; half-yearly rent on lease, £42 19s. 6d.

Section 16s: Area, 131 acres 3 roods 7 perches; capital value, £1,750; instalment on deferred payment (excluding interest), £87 10s.; half-yearly rent on lease, £39 7s. 6d.

Section 17s: Area, 94 acres 3 roods 30 perches; capital value, £1,475; instalment on deferred payment (excluding interest), £73 15s.; half-yearly rent on lease, £33 3s. 9d.

Section 19s: Area, 122 acres; capital value, £1,010; instalment on deferred payment (excluding interest), £50 10s.; half-yearly rent on lease, £22 14s. 6d.

GENERAL DESCRIPTION.

Pakarakā Settlement is situated between Kawakawa and Ohaeawai, having about two miles and a half of frontage to the main north road between those places. The nearest railway-station is Otiria Junction (four miles from Kawakawa and forty-two miles from Whangarei), the distance of the various sections from the station ranging from three miles and a half to seven miles and a half. The land varies from rich flat to undulating and hilly, the elevation being between 265 ft. to 550 ft. above sea-level. The soil varies from volcanic to semi-volcanic and clay of good quality, with scoria appearing in some parts. A considerable portion of the settlement has been ploughed and laid down in English grasses, and the pasture is generally of good quality. The settlement as a whole is well watered by springs and streams, most of which are permanent, and the natural supply could be supplemented where necessary at moderate cost. All the sections are partly fenced and subdivided by post-and-wire fencing erected by former owners, which is generally in fair condition. There is a good homestead-site on each section. The nearest dairy factory is at Ohaeawai, about six miles distant, which would serve all selectors to north of the new road through the settlement; those selectors situated to the south of road would probably cart their cream to Otiria Railway-station and then forward it to Hikurangi Factory.