

10. Rental payments thirty days in arrear shall render the lease liable to termination; or a breach of covenant in the lease, or in the event of bankruptcy or compound arrangement with lessee's creditors, shall entitle the Crown to re-enter and terminate the lease.

11. The highest or any tender not necessarily accepted.

12. Tenders to be addressed "The Commissioner of Crown Lands, North Auckland District, P.O. Box 10, Auckland," and to be endorsed "Tender for Lease of Tiritiri Island."

R. P. GREVILLE,
Commissioner of Crown Lands.

Lands in the Taranaki Land District for Sale or Lease to Discharged Soldiers.

District Lands and Survey Office,
New Plymouth, 26th May, 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, New Plymouth, up to 4 o'clock p.m. on Monday, the 21st July, 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, New Plymouth, on Wednesday, the 23rd July, 1919, at 10 o'clock a.m.

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

SCHEDULE.

TARANAKI LAND DISTRICT.—FIRST-CLASS LAND.

Stratford County.—Huiroa Survey District.—Kota Settlement.

Section.	Area.			Capital Value.	Instalment on Deferred Payment (excluding Interest).	Half-yearly Rent on Lease.				
	A.	R.	P.			£	s. d.			
1s	155	2	0	£ 2,370	£	s. d.	£	s. d.		
				250*	118	10	0	53	6	6
2s	201	2	32	2,510	12	12	6	12	12	6
3s	236	2	0	3,020	125	10	0	56	9	6
4s	394	0	0	3,580	151	0	0	67	19	0
5s	326	2	0	3,760	179	0	0	80	11	0
				130*	188	0	0	84	12	0
6s	157	0	0	2,490	11	4	9	11	4	9
7s	216	0	22	3,490	124	10	0	56	0	6
				450*	174	10	0	78	10	6
					22	14	6	22	14	6

* Buildings.

† Half-yearly instalment of interest and sinking fund on buildings.

NOTE.—The deferred-payment instalment on Sections 1s, 5s, and 7s includes payment for buildings.

IMPROVEMENTS.

The improvements included in the capital value of the sections are as follows: Section 1s, fencing valued at £102; Section 2s, fencing valued at £78; Section 3s, fencing valued at £130; Section 4s, fencing valued at £147; Section 5s, fencing valued at £229; Section 6s, fencing valued at £47; Section 7s, fencing valued at £144.

The fencing on the Kota Road in front of Section 3s to belong to the selector of Section 3s for removal.

The following improvements are not included in the capital value of the section, and must be paid for separately, as follows:—

Section 1s.—House of six rooms, with bathroom; also rough sheds; valued at £250. Payable in cash, or in fourteen years by half-yearly instalments of £12 12s. 6d. Total half-yearly payment on lease, £65 19s.

Section 5s.—Wool-shed, dip yards, and old cottage, the latter in bad repair, the whole valued at £130. Payable in cash, or in seven years by half-yearly instalments of £11 4s. 9d. Total half-yearly payment on lease, £95 16s. 9d.

Section 7s.—Homestead of six rooms, and bathroom, &c.; motor-shed and other buildings; valued at £450. Payable in cash, or in fourteen years by half-yearly instalments of £22 14s. 6d. Total half-yearly payment on lease, £101 9s.

GENERAL DESCRIPTION.

This estate is situated about five miles distant from the Toko Railway-station by Ohura, Waiwiri, and Makuri Roads, all metalled, and about three miles and a half from the Huiroa Railway-station. It is about twelve miles from Stratford. There is a school at Huiroa, about two miles and a half away. A creamery is in operation on the property. The country varies from flat and undulating to hilly. Three of the sections contain a large proportion of land fit for dairying, and on the others a certain number of milking-cows could be grazed if any tenants wished to do so. The land is well watered, and all laid down in English grasses, excepting in the case of a few acres not regrassed after ploughing. Fern requires checking in a few patches, but is not bad anywhere, and on the rougher ground there are very few places unsafe for stock. The soil is a free loam of mixed volcanic and papa origin, on a papa and sandstone subsoil. Shell limestone crops out in a few places. Climate moist and favourable for grass. Right of access to and through Sections 2s, 3s, 4s, and 5s is reserved along the track in the vicinity until the Kota Road is formed. Two quarries for road-metalling purposes are reserved out of Section 2s. The hills rise to about 400 ft. above the flats, and there is more or less ploughable ground on all the sections. Altitude varies from 400 ft. to 900 ft.

Portions of Sections 6s and 7s are subject to a water right held by the Stratford Farmers' Co-operative Dairy Company, allowing them to take and convey water from the Kaikoura Stream and its tributaries to the factory under the condition of restoring the surface disturbed.

SPECIAL CONDITION.

The right of access through Section 2 to the quarries at any time, without compensation for surface damage, is reserved to any persons authorized by the Commissioner of Crown Lands, but the Crown disclaims any liability for loss incurred through any accidents to stock straying or falling in such quarries, or for fencing the same.

Sale posters and full particulars may be obtained at this office.

G. H. BULLARD,
Commissioner of Crown Lands.

Pastoral Lands classified in Southland Land District.

Department of Lands and Survey,

Wellington, 20th May, 1919.

NOTICE is hereby given that the Commissioners appointed to classify and report upon lands in Southland Land District have classified the pastoral runs in the Schedule hereto as therein noted, and the classification has been approved by His Excellency the Governor-General under section 225 of the Land Act, 1908.

SCHEDULE.

SOUTHLAND LAND DISTRICT.

Class A.—Pastoral Lands.

Being Lands suitable exclusively for Pasturage and not capable of being used with Profit in Areas of a Carrying-capacity of less than 5,000 Sheep.

RUNS 413 and 463, Monowai and Titiroa Districts: Area, 10,960 acres. Crown land.

Runs 190B, 190D, 190E, and 302B, Eyre District: Area, 18,765 acres. National endowment.

Run 190C, Eyre District: Area, 4,600 acres. National endowment.

Runs 389, 389A, and 415, Black Hill, Lincoln, Snowden, Mavora, Clintonside, Von, and Swinton Districts: Area, 122,280 acres. National endowment.

Run 300B, Burwood and Mararoa Districts: Area, 35,900 acres. National endowment and Crown land (Otago University endowment).

Run 304, Mararoa, Burwood, Te Anau, and Snowden Districts: Area, 38,600 acres. Otago University endowment.

D. H. GUTHRIE,
Minister of Lands.