

4. The lessee shall prevent the growth and spread of all noxious weeds on the land, and he shall with all reasonable despatch remove, or cause to be removed, all noxious weeds or plants as may be directed by the Commissioner of Crown Lands.

5. The lessee shall discharge all rates, taxes, charges, and other assessments that may become due and payable.

6. Rental payments in arrear for two calendar months shall render the lease liable to termination; or a breach of covenant in the lease, expressed or implied, shall entitle the Crown to re-enter and determine the lease.

7. Tenders to be endorsed on the outside "Tender for Lease," and to be accompanied by the first half-year's rent at the rate tendered and the lease fee of £1 1s.

8. The highest or any tender not necessarily accepted.

Full particulars may be ascertained on application at this office.

R. P. GREVILLE,
Commissioner of Crown Lands.

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

District Lands and Survey Office,
Napier, 9th March, 1921.

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, Napier, and the local Lands Office, Gisborne, up to 4 o'clock p.m. on Monday, the 18th April, 1921.

The lands may be selected 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 local Lands and Survey Office, Gisborne, on Monday, the 25th April, 1921, at 10 o'clock a.m.

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

SCHEDULES.

HAWKE'S BAY LAND DISTRICT.—SECOND-CLASS LAND.

Waiapu County.—Mangaoporo Survey District.—Hurakia Block.

SECTION 2, Block VI: Area, 1,012 acres; capital value, £4,330; annual instalment on deferred payment (excluding interest), £216 10s.; half-yearly rent on lease, £97 8s. 6d.

Section 5, Block XI: Area, 520 acres; capital value, £2,400; annual instalment on deferred payment (excluding interest), £120; half-yearly rent on lease £54.

Section 4, Block XI: Area, 570 acres; capital value, £2,850; annual instalment on deferred payment (excluding interest), £142 10s.; half-yearly rent on lease, £64 2s. 6d.

Section 2, Block XV: Area, 421 acres; capital value, £2,440; annual instalment on deferred payment (excluding interest), £122; half-yearly rent on lease, £54 18s.

Section 2, Block X: Area, 504 acres; capital value, £1,870; annual instalment on deferred payment (excluding interest), £93 10s.; half-yearly rent on lease, £42 1s. 6d.

IMPROVEMENTS.

The improvements included in the capital value of the sections are as follows:—

Section 2, Block VI.—Felling, grassing, and fencing, valued at £600.

Section 5, Block XI.—Felling and grassing, valued at £132.

Section 2, Block XV.—Felling, grassing, and fencing, valued at £230.

Section 2, Block X.—Felling, grassing, and fencing, valued at £102 10s.

NOTE.—The two cottages on Section 2, Block X. belong to Tipiwaiti Houkamau, and are to be removed.

GENERAL DESCRIPTION.

Distant about ten miles inland from the Port of Tupaeroa, and about forty miles from Tokomaru Bay. The latter port has fair shipping facilities—is served by the Richardson Company's coastal boats. Union Steamship Company twice a week, and direct Home boats. The nearest township to the block is Ruatorea, distant about seven miles, connected with the ports of Tokomaru and Tupaeroa by serviceable roads, partly metalled; and there is also a post-office and store at the Waiorongomai Station, two miles from the block.

Access from Ruatorea to the southern portions of the block will be from the formed Tupaeroa Valley Road. Access to sections in the Mangaoporo and Waiorongomai Valleys will generally be up the river-beds.

Country varies from easy and undulating, with a few terraces, to steep spurs broken with papa slips. Good home-stead-sites are obtainable on each section.

The quality of the soil generally is good, resting on papa formation. The bush for the most part comprises good

matai, rimu, and tawa, with dense undergrowth of supplejack, rangiora, mahoi, &c.

SPECIAL DESCRIPTION.

Section 2, Block VI.—Comprises about 840 acres hilly country in heavy bush (matai, rimu, tawa, rata, &c.), with dense undergrowth of supplejack, rangiora, mahoe, &c.; and about 172 acres cleared and grassed, of which about 50 acres is ploughable. Rich soil, resting on papa formation; well watered.

Section 5, Block XI.—About 60 acres undulating country in grass and fern; balance hilly, in mixed bush, ranging from light rangiora, cabbage-trees, &c., to heavy matai, rimu, tawa, and some totara, with dense undergrowth. Good soil, well watered.

Section 4, Block XI.—Mostly hilly country, but containing some good terraces; all in heavy bush, comprising tawa, matai, rimu, and some totara, with heavy undergrowth. Good soil. Section is well watered.

Section 2, Block XV.—Comprises about 55 acres undulating country, cleared and in grass; balance steep country, and in heavy mixed bush, with dense undergrowth. Good soil, liable to slip when bush is felled; well watered.

Section 2, Block X.—Generally easy slopes, but contains some big papa slips and broken country; about 30 acres cleared and grassed; balance mostly in light bush, with patches of heavy tawa, and also a few good totara logs near homestead flat. Good soil, well watered.

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

THOMAS BROOK,
Commissioner of Crown Lands.

Education Reserve in Westland Land District for Lease by Public Auction.

District Lands and Survey Office,
Hokitika, 8th March, 1921.

NOTICE is hereby given that the education reserve described in the Schedule hereto will be offered for lease by public auction at the District Lands and Survey Office, Hokitika, at 11 o'clock a.m. on Wednesday, the 27th April, 1921, under the provisions of the Education Reserves Act, 1908, and amendments, and the Public Bodies Leases Act, 1908.

SCHEDULE.

WESTLAND LAND DISTRICT.—GREY COUNTY.—HOHONU SURVEY DISTRICT.

Lot 4 of E.E. Reserve 131, Block IV: Area, 410 acres; capital value, £820; upset annual rental, £41.

Weighted with £701, valuation for improvements consisting of grassing, fencing, and buildings.

Comprises about 300 acres of open undulating grassed land of fair to poor quality, the remainder consisting of bush and second growth from which all timber of commercial value has not yet been removed. Situate on the west side of the Arnold River, on the shore of Lake Brunner, a distance of forty chains from Moana Post and Telegraph Office, railway-station, and school. Access is difficult, as the area is separated from Moana by the Arnold River, which is not bridged.

ABSTRACT OF TERMS AND CONDITIONS OF LEASE.

1. Rent at the rate bid for the period from date of sale to 31st December, 1921, together with £2 2s. lease fee, and the amount of valuation for improvements to be deposited on the fall of the hammer.

2. Possession will be given on date of sale.

3. Rent payable half-yearly in advance. Interest, 10 per cent. per annum, to be paid on rent in arrear.

4. Lease is for a term of twenty-one years, with perpetual right of renewal for successive terms of twenty-one years.

5. Rent of renewed lease to be fixed by arbitration. If lessee does not desire a new lease at end of any term, land to be leased by auction. The incoming tenant to pay the value of improvements, which is to be handed over to the outgoing lessee, less any sums that may be due to the Crown.

6. Free and unrestricted right of access to that portion carrying sawmilling timber to be allowed at all times to the holder of the timber-cutting rights, who only shall have the right to cut and remove the timber.

7. No transfer or sublease will be permitted without the consent of the Land Board.

8. Lessee to cultivate and improve the land, and keep clear of noxious weeds, and also to keep all creeks, drains, and watercourses open.

9. No gravel to be removed without consent of Land Board.

10. Lessee will not carry on any offensive trade.

11. Lessee to pay all rates, taxes, and assessments.

12. Lease liable to forfeiture if conditions are violated.

R. S. GALBRAITH,
Commissioner of Crown Lands.