

2. Rent, 4½ per cent. per annum on the capital value, payable in advance on 1st January and 1st July in each year.
3. Applicants to be twenty-one years of age and upwards.
4. Applicants to furnish with applications statutory declaration, and, on being declared successful, deposit £1 ls. (lease fee) and a half-year's rent. Rent for the broken period between date of lease and 1st January or 1st July following is also payable.
5. Applications made on the same day are deemed to be simultaneous.
6. No person may hold more than one allotment.
7. Successful applicants to execute lease within thirty days after being notified that it is ready for signature.
8. Lessee to reside continuously on the land, and pay all rates, taxes, and assessments.
9. Improvements. — Lessee is required to improve the land within one year to the value of 10 per cent. of the price; within two years, to the value of another 10 per cent. of the price; and thereafter, but within six years, to the value of another 10 per cent. of the price. In addition to the foregoing, and within six years, improvements are also to be effected to the value of £1 for every acre of first-class land, 10s. for every acre of second-class land, and 2s. 6d. for every acre of third-class land.
10. Transfer not allowed until expiration of fifth year of lease, except under extraordinary circumstances, and then only with permission.
11. Roads may be taken through the lands at any time within seven years; twice the original value to be allowed for area taken for such roads.
12. Lease is liable to forfeiture if conditions are violated.

H. M. SKEET,  
Commissioner of Crown Lands.

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

District Lands and Survey Office,  
Auckland, 8th September, 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, Auckland, up to 4 o'clock p.m. on Tuesday, the 25th day of October, 1921.

The land 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, Auckland, on Wednesday, the 26th day of October, 1921, at 10 o'clock a.m.

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

SCHEDULE.

AUCKLAND LAND DISTRICT.—FIRST-CLASS LAND.  
*Hikuaui Settlement.—Thames County.—Tairua Survey District.*

Section.	Area.	Capital Value.	Instalment on Deferred Payment (excluding Interest).			Half-yearly Rent on Lease.		
			£	£ s. d.	£ s. d.	£ s. d.	£ s. d.	
1	A. R. P. 84 1 11	1,800	108	10	0	40	10	0
		370*				18	13	8½
2	173 1 20	1,680	103	0	0	37	16	0
		380*				19	3	10½
3	94 3 10	1,400	70	0	0	31	10	0
4	107 1 1	1,540	77	0	0	34	13	0
5	149 1 19	1,820	91	0	0	40	19	0
6	76 2 0	2,120	106	0	0	47	14	0
7	136 3 17	1,780	89	0	0	40	1	0
8	154 0 0	1,980	99	0	0	44	11	0
9	91 3 22	2,860	165	10	0	64	7	0
		450*				17	11	0½
10	132 0 16	1,480	94	0	0	33	6	0
		400*				25	18	0½
12	196 3 0	1,860	105	0	0	41	17	0
		240*				16	10	10½
13	112 1 0	1,660	83	0	0	37	7	0
14	256 0 0	2,260	146	0	0	50	17	0
		660*				25	14	0½
15	118 1 36	2,380	141	10	0	53	11	0
		450*				22	14	6½
16	130 0 29	1,960	100	10	0	44	2	0
		50*				5	15	6½

\* Valuation for buildings. † Half-yearly instalment of interest and principal on buildings.

NOTE.—The deferred-payment instalment includes payment for buildings.

GENERAL DESCRIPTION.

The Hikuaui Settlement, formerly the property of G. T. Niccol, Esq., is situated on the Tairua River, about eight miles above the wharf at the township of the Tairua Harbour, which lies on the eastern side of the Hauraki Peninsula. There is a steamer service from Auckland once a week, the journey occupying about twelve hours. Access may also be obtained overland either by the Kaueranga Track from Thames, or from Puriri Railway-station, which is nine miles from Thames, the distance from Puriri being about twenty-two miles, of which about ten miles is formed and metalled cart-road, the remainder being horse-track only. The Tairua River is navigable for launches up to the wharf on the settlement.

The settlement consists principally of level to undulating land, the former being rich alluvial soil most of which has been ploughed and grassed. Portions of the area are swampy, but capable of being easily drained, a good deal of work in this direction having already been done by the former owner. The soil is of a sandy loam quality. Most of the sections are well watered, and are suitable for dairying or fattening. Portions of the land near the river are liable to occasional flooding. There is a certain amount of fencing in fair order on each section. The hilly land is of poor quality, in fern and scrub, but is capable of being developed into useful grazing-country.

There are a considerable number of buildings on the settlement which have not been allotted to individual sections, but applications from successful selectors to have buildings allotted to them for removal to their own sections will be favourably considered. In the case of sections carrying more buildings than are needed, permission to dispose of the surplus at valuation could be obtained.

DESCRIPTION OF SECTIONS.

Section 1.—Level to undulating land of good quality; about 80 acres in grass, balance in grass with some growth of tea-tree. Soil sandy loam; well watered by permanent stream. Altitude, 20 ft. to 100 ft.

Section 2.—Level to undulating land of good quality; about 14 acres of which is unimproved, 21 acres in grass, balance in grass with some growth of tea-tree. Soil sandy loam; well watered by permanent stream. Altitude, 20 ft. to 100 ft.

Section 3.—Level to undulating land of good quality; about 65 acres in grass, balance unimproved. Soil sandy loam; well watered by permanent stream. Altitude, 20 ft. to 150 ft.

Section 4.—Level to undulating land of good quality; 36 acres in good grass, 38 acres partly grassed, balance unimproved. Soil sandy loam; poorly watered by drains. Altitude, 20 ft. to 150 ft.

Section 5.—Flat to undulating land of good quality; about 101 acres in grass, balance unimproved. Soil sandy loam; poorly watered by drain. Altitude, 20 ft. to 250 ft.

Section 6.—Level land of good quality, all in good grass. Soil sandy loam; well watered by Tairua River. Altitude, 20 ft.

Section 7.—Flat to undulating land of good quality; about 82 acres in grass, balance unimproved. Soil sandy loam; poorly watered by drains. Altitude, 20 ft. to 250 ft.

Section 8.—Flat to undulating land of good quality; about 105 acres in grass, balance unimproved. Soil sandy loam; well watered by Tairua River and creek. Altitude, 20 ft. to 300 ft.

Section 9.—Flat to undulating land of very good quality; all in grass, with exception of 2 acres of light bush. Soil sandy loam; well watered by Tairua River. Altitude, 20 ft. to 50 ft.

Section 10.—Flat to hilly land of fair to medium quality; about 69 acres in grass, balance unimproved. Soil sandy loam; well watered by permanent stream. Altitude, 20 ft. to 100 ft.

Section 11.—Level, undulating to broken country, with proportions of good and poor land; about 35 acres in good grass, 40 acres grass and scrub, balance unimproved fern land. Soil sandy loam and clay; poorly watered by small streams. Altitude, 20 ft. to 700 ft.

Section 12.—Flat to undulating land of fair to medium quality; about 80 acres in grass, about 25 acres swamp, balance unimproved. Soil sandy loam; watered by drains. Altitude, 20 ft. to 80 ft.

Section 13.—Level to undulating land of fair to good quality; about 60 acres in good grass, about 6 acres in grass and scrub, balance swamp. Light soil; water may be obtained across the reserve from Tairua River. Altitude, 20 ft. to 60 ft.

Section 14.—Level to undulating and hilly land of fair to good quality; about 150 acres in grass, balance unimproved. Soil sandy loam; good water-supply across road from Hikuaui Stream. Altitude, 20 ft. to 250 ft.

Section 15.—All flat land of good quality; about 67 acres in grass, balance partly drained swamp. Soil on dry portion sandy loam; water-supply by windmill and well. Altitude, 20 ft.