

Education Reserves in Taranaki Land District for Lease by Public Auction.

District Lands and Survey Office,
New Plymouth, 13th September, 1921.

NOTICE is hereby given that the education reserves described in the Schedule hereto will be offered for lease by public auction at the Borough Council Chambers, Hawera, at 10 o'clock a.m. on Thursday, 3rd November, 1921, under the provisions of the Education Reserves Act, 1908, and amendments, and the Public Bodies' Leases Act, 1908.

SCHEDULE.

TARANAKI LAND DISTRICT.—FIRST-CLASS LAND.

Section.	Area.	Upset Half-yearly Rent.	Section.	Area.	Upset Half-yearly Rent.
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Hawera County.—Hawera Survey District.

Part Section 189, Patea District.—Town of Hawera Extension No. 5.

	A.	R.	P.	£	s.	d.		A.	R.	P.	£	s.	d.
26	0	1	24-6	4	17	6	43	0	1	0	5	0	0
27	0	0	37-6	4	5	0	44	0	1	0	5	2	6
28	0	1	0	4	5	0	45	0	1	0	5	5	0
29	0	1	0	4	5	0	46	0	1	0	5	7	6
30	0	1	0	4	7	6	47	0	0	39	4	12	6
31	0	1	0	4	7	6	48	0	1	0	4	15	0
32	0	1	0	4	7	6	49	0	0	39	4	10	0
33	0	1	0	4	7	6	50	0	1	0	4	12	6
34	0	1	0	4	10	0	51	0	1	5	4	12	6
35	0	1	0	4	12	6	52	0	1	0	4	12	6
36	0	1	0	4	17	6	53	0	1	7-8	4	12	6
37	0	2	0-4	4	17	6	54	0	1	8	4	12	6
38	0	2	21-1	5	2	6	55	0	1	8	4	10	0
39	0	1	0	4	12	6	56	0	1	8	4	10	0
40	0	1	0	4	10	0	57	0	1	8	4	12	6
41	0	1	32-4	4	17	6	80	2	0	9-2	4	5	0
42	0	0	38-3	4	17	6							

Situated within one mile of post-office on the South Road, which is sealed surface metalled road and is main road to Wellington.

Level sections, adjoining Borough of Hawera, thus having all advantages of proximity without payment of rates; land is first-class quality; will make choice suburban residential sites.

Pata Street is to be formed and Disraeli Street extended from South Road to Manawapou Road.

Hawera County.—Waimate Survey District.

Section 1, Ohawe Town Belt.

Sub. 1	1	3	38	1	15	0	Sub. 31	0	1	24	1	2	6
" 2	0	1	39-5	0	17	6	" 32	0	1	28	1	0	0
" 3	0	0	36-3	0	15	0	" 33	0	1	25-5	1	0	0
" 4	0	0	36-3	0	15	0	" 34	0	1	22-6	1	0	0
" 5	0	0	33-7	0	15	0	" 35	0	1	16-7	1	0	0
" 6	0	0	34-7	0	15	0	" 36	0	1	15	1	7	6
" 7	0	1	27	0	15	0	" 37	0	0	28-3	0	15	0
" 8	0	1	33	0	15	0	" 38	0	0	28-3	0	15	0
" 9	0	2	1	0	15	0	" 39	0	0	28-8	0	15	0
" 10	0	1	14-6	0	15	0	" 40	0	0	28-8	0	15	0
" 11	0	1	15-1	0	15	0	" 41	0	0	28-8	0	15	0
" 12	0	1	10-6	0	15	0	" 42	0	0	28-8	0	15	0
" 13	0	1	4-8	0	15	0	" 43	0	0	28-8	0	15	0
" 14	0	1	0-6	0	15	0	" 44	0	0	28-8	0	17	6
" 15	0	0	37-9	0	15	0	" 45	0	0	28-8	0	17	6
" 16	0	0	31	0	15	0	" 46	0	0	28-8	0	17	6
" 17	0	1	4	0	17	6	" 47	0	0	28-8	0	17	6
" 18	0	1	27	0	17	6	" 48	0	0	28-8	0	17	6
" 19	0	1	33	0	15	0	" 49	0	0	28-8	0	17	6
" 20	0	1	0	0	15	0	" 50	0	0	28-8	0	17	6
" 21	0	1	10-3	0	15	0	" 51	0	0	28-8	0	17	6
" 22	0	1	14-3	0	15	0	" 52	0	0	25-4	0	17	6
" 23	0	1	14-9	0	15	0	" 53	0	0	28-8	0	17	6
" 24	0	1	13	0	15	0	" 54	0	0	35-8	1	0	0
" 25	0	1	10-5	0	12	6	" 55	0	0	36-6	1	0	0
" 26	0	1	8-2	0	12	6	" 56	0	0	36	1	2	6
" 27	0	1	7-6	0	17	6	" 57	0	0	36	1	2	6
" 28	0	1	8-9	0	17	6	" 58	0	0	36	1	2	6
" 29	0	1	8	1	0	0	" 59	0	0	36	1	0	0
" 30	0	1	3-8	1	2	6	" 60	0	0	36	1	2	6

Sub. 1.—Broken and uneven, with steep sides to Wainongoro River; access to river; old redoubt.

Sub. 2.—Level, access to river, terrace at river.

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Sub. 3.—Front level; slopes towards river, with steep bank at river, no easy access to river.

Sub. 4.—Front level; slopes towards river, steep bank at river, no easy access.

Sub. 5.—Front level; slopes towards river, steep bank at river, no easy access to river.

Sub. 6.—Front level; slopes towards river, easy access to river.

Subs. 7 and 8.—Front slopes from road towards river, back of section practically level; easy access to river; access from road sloping.

Subs. 9, 10, and 11.—Front fairly level; easy slope to river, easy access to river.

Sub. 12.—Front level, steeper slope at back, not much access to river.

Subs. 13, 14, 15, 16, and 17.—Front and nearly all section level, steep cliff on river.

Sub. 18.—Two road frontages, steep cliff on river.

Sub. 19.—Front level, middle a terrace, back level; steep cliff to river, no easy access to river.

Subs. 20 and 21.—Front level, terrace in middle, flat at river, steep cliff on river-bank.

Subs. 22, 23, and 24.—Front level, terrace in middle, flat near river, steep bank on river.

Sub. 25.—Rough, very broken, with old metal-pit; ½ chain level on top, flat near river, steep bank at river, access to river.

Sub. 26.—Front level; steep slope to river, access possible.

Sub. 27.—Front level, steep bank in middle, nice flat at river liable to flood.

Subs. 28 and 29.—Front level, good; steep bank in middle, nice flat at river liable to flood.

Sub. 30.—Frontage on Ohawe Terrace and new street, level section, no river access.

Sub. 31.—Frontage on Ohawe Terrace, steep cliff in middle of section, level in front.

Sub. 32.—Level in front, about ½ chain steep cliff in middle, with flat at river liable to flood.

Subs. 33 and 34.—About 1 chain level in front, about 1½ chains steep cliff in middle, with flat at river liable to flood.

Sub. 35.—Level in front, about 1½ chains steep cliff in middle, with flat at river liable to flood.

Sub. 36.—Level in front, about 1½ chains steep bank in middle, but accessible to river and flat at bottom.

Subs. 37 to 60.—Level sections.

ABSTRACT OF CONDITIONS OF LEASE.

1. A half-year's rent at rate offered, and lease and registration fees, £2 2s., to be paid on fall of hammer.

2. Term of lease is twenty-one years, with perpetual right of renewal for successive terms of twenty-one years at rents based on fresh valuations under the provisions of the Public Bodies' Leases Act, 1908.

3. No compensation for improvements; but if lease is not renewed upon expiry, the new lease offered for disposal by public competition will be subject to payment by the incoming tenant of valuation for improvements effected by the original lessee with the consent of the Land Board. Failing disposal, the land and improvements revert to the Crown without compensation.

4. No transfer, mortgage, sublease, or subdivision allowed without consent.

5. Lessee to cultivate and improve the land and keep it clear of weeds.

6. Lessee to maintain in good substantial repair all buildings, fences, gates, and drains, and to keep clear all creeks, drains, ditches, and watercourses, to trim all live hedges, and to yield up all improvements in good order and condition at the expiration of the lease.

7. Rent payable half-yearly in advance, subject to penalty at the rate of 10 per cent. per annum for any period during which it remains in arrear.

8. No gravel to be removed from land without consent of the Land Board.

9. Lessee will not carry on any offensive trade.

10. Lessee to give notice to Land Board before making improvements.

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

12. Lease is liable to forfeiture if conditions are violated.

Education reserves are included in the classes of land on which, with the approval of the Advances Board, money may be advanced by the State Advances Office.

The reserves are described for the general information of intending bidders, who are recommended, nevertheless, to make a personal inspection, as the Department is not responsible for the absolute accuracy of any description.

Form of lease may be perused and full particulars obtained at this office.

H. J. LOWE,
Commissioner of Crown Lands.