

Education Reserves for Sale by Public Auction.

North Auckland District Lands and Survey Office,
Auckland, 12th September, 1921.

NOTICE is hereby given that leases of the under-mentioned education reserves will be offered for sale by public auction at this office at 10.30 o'clock a.m. on Monday, 31st October, 1921, under the provisions of the Public Bodies' Leases Act, 1908, and the Education Reserves Act, 1908, and amendments.

SCHEDULE.

NORTH AUCKLAND LAND DISTRICT.

SECTION 3, Block XIV, Punakitere Survey District. Bay of Islands County: Area, 399 acres; upset annual rental, £40.

Altitude, about 900 ft. to 1,200 ft. above sea-level. Steep and broken land in heavy mixed bush, approximately 50 acres old kauri-workings. The forest is heavy mixed, comprising taraira, kohekohe, rimu, kahikatea, rata, and totara, with a heavy undergrowth of karamu, nikau, and punga. The soil is of very fair clay, resting on sandstone formation. Section is well watered by several permanent streams, and is situated about sixteen miles from Kaikohe, fifteen miles being formed road and one mile formed 6 ft. track.

Allotment 71 of Section II, Panmure Village, Eden County:—

Lot 1: Area, 1 rood; upset annual rental, £6.

Lot 2: Area, 1 rood 10 perches; upset annual rental £6.

Lot 3: Area, 1 rood 25 perches; upset annual rental, £8 10s.

Lot 4 of Allotment 77A of Section II, Panmure Village, Eden County: Area, 1 rood 23 perches; upset annual rental, £8 10s.

The sections comprise very easy sloping volcanic country, all in grass, and are situated about ten chains from the Panmure Post-office on the banks of the Panmure Basin, each section having a frontage and easy access to a hard sandy beach. The access is from Ellerslie Railway-station, which is about two miles and a half distant by a good formed and metalled road. The Howick motor-bus passes within twelve chains of the section daily.

Allotment 43 of Section 2, Panmure Village, Eden County:—

Lot 1: Area, 1 rood 10 perches; upset annual rental, £6.

Lots 2 and 3: Area, 1 rood each; upset annual rental, £7 each.

Lot 4: Area, 1 rood; upset annual rental, £7 10s.

Lots 5 and 6: Area, 1 rood each; upset annual rental, £8 each.

Lot 7: Area, 1 rood; upset annual rental, £6.

Lots 8, 9, and 10: Area, 1 rood each; upset annual rental, £7 each.

Lot 11: Area, 2 roods 14 perches; upset annual rental, £12 10s.

Allotments 36 and 37 of Section II, Panmure Village, Eden County:—

Lot 1: Area, 1 rood 18 perches; upset annual rental, £6.

Lot 2: Area 1 rood 23 perches; upset annual rental, £6 15s.

Lot 3: Area, 1 rood 10 perches; upset annual rental, £6.

Lot 4: Area, 1 rood 4 perches; upset annual rental, £6.

Lot 5: Area, 2 roods 1 perch; upset annual rental, £8 5s.

Lot 6: Area, 1 rood 6 perches; upset annual rental, £7 10s.

Soil heavy black loam, on sandstone formation. The sections are practically level, and are all elevated, giving a magnificent view towards the south-west overlooking Panmure Basin. Five feet of water along bank at high tide. Sections are situated about ten chains from the Panmure Post-office by an unmetalled road. The proposed Panmure Station on the deviation of the railway from Auckland City will be situated within easy walking distance.

Allotment 216 of Section 16, Suburbs of Auckland, Eden County: Area, 2 roods 15-6 perches; upset annual rental, £4 7s. 6d.

Altitude from 8 ft. to 10 ft. above sea-level. Section level and all in good grass. Soil volcanic and first class. About ten minutes walk from tram terminus, Victoria Avenue.

Section 119, Pukeatua Parish, Waitemata County: Area, 108 acres; upset annual rental, £30.

Altitude, 400 ft. to 600 ft. above sea-level. Undulating to steep land in manuka and fern spurs. The soil is of clay, resting on clay formation. The section is well watered by swampy streams, and is situated about five miles from Silverdale, four miles of which is formed clay road, balance a track.

ABSTRACT OF TERMS AND CONDITIONS OF LEASE.

1. Six months' rent at the rate bid, and £2 2s. lease fee and cost of registration, must be deposited at time of sale.

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

3. Rent payable half-yearly in advance.

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

5. Lessee not to transfer, sublet, or subdivide without the consent of the Land Board.

6. Lessee to keep the land free from noxious weeds, rabbits, and vermin.

7. Lessee not to use or remove any gravel without the consent of the Land Board.

8. Lessee not to carry on any noxious, noisome, or offensive trade upon the land.

9. Lessee not to make improvements without the consent of the Land Board.

10. Lessee not entitled to any compensation for improvements; but if the lease is not renewed upon expiration, the new lease offered for disposal by public competition will be subject to payment by the incoming tenant of valuation for buildings and improvements effected by the original lessee with the consent of the Board; failing disposal, the land and buildings to revert to the Crown without compensation.

11. Lease liable to forfeiture if conditions are violated.

12. Lessee to keep buildings insured.

13. Interest at the rate of 10 per cent. per annum to be paid on rent in arrear.

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-guaranteed Advances Office.

The reserves are described for the general information of intending purchasers, 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.

R. P. GREVILLE,
Commissioner of Crown Lands.

Education Reserves in North Auckland Land District for Sale by Public Auction.

North Auckland District Lands and Survey Office,
Auckland, 13th September, 1921.

NOTICE is hereby given that leases of the undermentioned education reserves will be offered for sale by public auction at the Courthouse, Whangarei, at 11 o'clock a.m. on Thursday, 10th November, 1921, under the provisions of the Public Bodies' Leases Act, 1908, and the Education Reserves Act, 1908, and amendments.

SCHEDULE.

NORTH AUCKLAND LAND DISTRICT.

Suburbs of Grahamtown.

SECTION	Area.	Upset Annual Rental.		
		£	s.	d.
SECTION 8	10 0 0	5	0	0
" 12	9 0 0	4	0	0
" 18	13 2 28	10	0	0
" 24	15 1 0	5	0	0
" 34	11 3 14	2	10	0
" 51	10 0 38	2	10	0

Town of Grahamtown.

Section	Area.	Upset Annual Rental.		
		£	s.	d.
Section 45	1 0 2	15	0	0
" 69	0 2 29	6	0	0
" 70	0 2 16	4	0	0
" 72	0 2 2	4	0	0
" 74	0 3 32	7	10	0
" 179	0 1 38	4	0	0
" 270	1 0 8	5	0	0
" 280	0 2 30	3	0	0
" 292	1 0 0	2	0	0
" 388A	5 1 38	11	0	0

Grahamtown is situated at Onerahi, near Whangarei. It is the stopping-place for the Northern Steamship boats from Auckland to Whangarei. The sections are understood to be suitable for residential purposes.