

CROWN LANDS NOTICES.

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

Department of Lands and Survey,
Wellington, 18th April, 1922.

NOTICE is hereby given that the undermentioned education reserves will be offered for lease by public auction at the District Lands and Survey Office, Wellington, at 11 o'clock a.m. on Thursday, the 8th June, 1922, under the provisions of the Education Reserves Act, 1908, and amendments, and the Public Bodies' Leases Act, 1908.

The section in the First Schedule is offered for a term of five years without right of renewal.

The sections in the Second Schedule are offered for the terms stated, with a perpetual right of renewal.

FIRST SCHEDULE.

WELLINGTON LAND DISTRICT.—FIRST-CLASS LAND.

Palmerston North Borough Council.—Town of Palmerston North.

SECTION 201: Area, 4 acres 2 roods; upset annual rental, £21 6s. 4d.

Situated half a mile from Palmerston North Post-office; access by metalled road and formed footpath. Land is all level and in grass. Part of the area is wet during winter. Section is well watered by town water-supply laid on to water-trough. Section is ring fenced, but fencing needs repairing in places. Valuation for fencing included in capital value.

Term of lease, five years.

TERMS AND CONDITIONS OF LEASE IN FIRST SCHEDULE.

1. A half-year's rent at the rate offered, and lease and registration fee (£2 2s.), to be paid on the fall of the hammer.
2. Term and lease as stated on Schedule.
3. Land Board to approve of improvements proposed.
4. No transfer or sublease allowed without the consent of the Land Board.
5. Interest at the rate of 10 per cent. per annum to be paid on rent in arrear.
6. Buildings on land to be insured to their full insurable value.
7. Lease will be registered under the Land Transfer Act.
8. Lessee to pay all rates, taxes, and assessments.
9. Lessee to keep the land free from noxious weeds, rabbits, and vermin.
10. Lessee not to use or remove any gravel without the consent of the Land Board.
11. Lessee not to carry on any noxious, noisome, or offensive trade upon the land.
12. Lease is liable to forfeiture if conditions violated.

SECOND SCHEDULE.

SECOND-CLASS LAND.

Waitotara County.—Omahine Survey District.

SECTION 11, Block V: Area, 193 acres; upset annual rental, £20.

Weighted with £72, valuation for improvements. Situated several miles from Momahaki by formed dray-road, in bad state at present. Section has been felled and grassed in the past, and has been fenced. The section comprises steep broken country of poor quality, suitable only to be worked in conjunction with adjoining land.

The improvements consist of forty-eight chains fencing, which will have to be paid for in cash.

Term of lease, twenty-one years, with perpetual right of renewal.

FIRST-CLASS LAND.

Rangitikei County.—Ohinevairua Survey District.

Section 1, Block XV: Area, 283 acres; upset annual rental, £276.

Weighted with £1,230, valuation for improvements. Situated on the left bank of the Mangapapa Stream. Access is from Taihape and Ohutu Railway-stations by metalled dray-road. Distance five miles from Taihape and two miles and a half from Ohutu. Soil is of a loam quality, resting on papa formation. All felled and in grass. Well watered by streams and springs.

The improvements consist of sheep-yards, cow-shed and yards, and two-roomed outhouse; total value, £1,230, which will have to be paid for in cash.

Term of lease, fourteen years, with perpetual right of renewal.

Kairanga County.—Town of Palmerston North.

Section part 411: Area, 61 acres 3 roods 14 perches; upset annual rental, £141 18s.

Weighted with £160, valuation for improvements.

Situated on the Palmerston and Ashhurst Road, about four miles from Palmerston North by good metalled road. Land is level and in grass, a few acres are wet. Soil is of a good loam quality, resting on papa formation.

Improvements consist of 135 chains fencing and road metalting, £160, to be paid for in cash.

Term of lease, twenty-one years, with perpetual right of renewal.

SECOND-CLASS LAND.

Akitio County.—Pongaroa Township.

Sections 1, 2, and 11, Block VI: Area, 7 acres; upset annual rental, £8.

Weighted with £25, valuation for improvements.

Situated in Pongaroa Township; access by Makomako Street. The section is within easy distance of the Pongaroa Post-office and store. Easy undulating land, all in grass, and fenced. Watered by a small stream, which is liable to run dry in summer.

The improvements consist of twenty-five chains fencing, valued at £25, to be paid for in cash.

Term of lease, twenty-one years, with perpetual right of renewal.

FIRST-CLASS LAND.

Raetihi Borough Council.—Raetihi Township.

Sections 191 and 192: Area, 2 acres; upset annual rental, £12 10s.

Weighted with £9 15s., valuation for improvements.

Situated in the Raetihi Borough, with a frontage to Duncan Street. Distant about sixty chains from Raetihi Railway-station by good metalled road. Undulating land, all in grass. The improvements consist of eighteen chains fencing, valued at £9 15s.

Term of lease, twenty-one years, with perpetual right of renewal.

SECOND-CLASS LAND.

Hutt County.—Rimutaka Survey District.

Sections 241, 242, and 243, Block V: Area, 293 acres 2 roods 13 perches; upset annual rental, £40.

Weighted with £210, valuation for improvements.

Situated at the head of the Mungaroa Swamp, about three miles from Silverstream Railway-station by good metalled road to within three-quarters of a mile from the property. Well watered by stream. About 25 acres in bush, 25 acres in swamp, balance has been felled. Is now in fern and second growth.

The improvements consist of 140 chains fencing, valued at £210, which will have to be paid for in cash.

Term of lease, fourteen years, with perpetual right of renewal.

TERMS AND CONDITIONS OF LEASE IN SECOND SCHEDULE.

1. A half-year's rent at the rate offered, and lease and registration fee (£2 2s.), to be paid on the fall of the hammer.
2. Term of lease as stated, with perpetual right of renewal for further successive terms.
3. Rent of renewal lease to be fixed by arbitration. If lessee does not desire new lease at end of any term, land to be leased by auction. The incoming lessee to pay the value (to be handed over to the outgoing lessee) of the improvements effected with the consent of the Land Board. Failing disposal, the land and improvements to revert to the Crown without compensation.
4. Land Board to approve of improvements proposed.
5. No transfer or sublease allowed without the consent of the Land Board.
6. Interest at the rate of 10 per cent. per annum to be paid on rent in arrear.
7. Buildings on land to be insured to their full insurable value.
8. Lease will be registered under the Land Transfer Act.
9. Lessee to pay all rates, taxes, and assessments.
10. Lessee to keep the land free from noxious weeds, rabbits, and vermin.
11. Lessee not to use or remove any gravel without the consent of the Land Board.
12. Lessee not to carry on any noxious, noisome, or offensive trade upon the land.
13. Lease is liable to forfeiture if conditions violated.

G. H. M. McCURE,
Commissioner of Crown Lands.