

The improvements not included in the capital value, but which have to be paid for separately, are half valuation of fencing on boundary with Section 21s, 34 chains at 24s. per chain, £20 8s.; subdivisinal fencing, 18 chains at 20s. per chain, £18; total, £38 8s., payable in cash.

Poplar Grove Settlement is situated on the Strath Taieri Plain in Central Otago, Middlemarch Town, with school, railway-station, and post-office lying immediately opposite the northern part. Access is provided by good roads. The land is all practically level, and consists of a good friable loam on generally an open subsoil.

ABSTRACT OF CONDITIONS OF LEASE.

1. Term of lease, thirty-three years, with a perpetual right of renewal for further successive terms of thirty-three years and a right to acquire the freehold.
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 1s. (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. Preference at the ballot will be given to landless applicants who have one or more children dependent on them; to landless applicants who within two years immediately preceding date of ballot have applied for land at least twice unsuccessfully; to applicants who have served beyond New Zealand as members of the Expeditionary Force; and to persons engaged on military service beyond New Zealand in connection with the late war, if such persons immediately prior to the war were *bona fide* residents of New Zealand.
7. No person may hold more than one allotment.
8. Successful applicants to execute lease within thirty days after being notified that it is ready for signature.
9. Lessee to reside continuously on the land, and pay all rates, taxes, and assessments.
10. 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.
11. Transfer not allowed until expiration of fifth year of lease, except under extraordinary circumstances, and then only with permission.
12. 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.
13. Lease is liable to forfeiture if conditions are violated.

ROBT. T. SADD,
Commissioner of Crown Lands.

Education Reserves in North Auckland Land District for Lease by Public Tender.

North Auckland District Lands and Survey Office,
Auckland, 5th June, 1922.

NOTICE is hereby given that written tenders for the leases of the undermentioned education reserves for terms of twenty-one years, with perpetual right of renewal for further similar terms, will be received at this office up to 4 o'clock p.m. on Wednesday, the 19th July, 1922, under the provisions of the Education Reserves Act, 1908, and the Public Bodies' Leases Act, 1908, and amendments.

Envelopes should be marked on the outside "Tender for Lease of Education Reserve."

SCHEDULE.

NORTH AUCKLAND LAND DISTRICT.—EDUCATION RESERVES.

Otamatea County.—Molesworth Suburbs.

SECTIONS 22 and 23: Area, 51 acres 2 roods; minimum annual rental, £1 15s.

Altitude, 10 ft. to 700 ft. above sea-level. About 1 acre of flat land on Section 23, 5 acres undulating, balance very broken to precipitous country. About 10 acres is in rat-tail and danthonia on the sea-coast; balance is in very poor tea-tree scrub. The soil is mostly very poor clay and pipe-clay, resting on clay formation. There are a few pohutukawa-trees growing on the sea-coast. The sections are badly watered, there being none at all in the summer. They are situated on the sea-coast north of entrance to Mangawai Harbour. The access is from Mangawai, which is about five miles distant, by surveyed road not formed, inaccessible grade, or along the sea-coast.

C

Bay of Islands County.—Kawakawa Survey District.

Sections 129 and 130: Area, 140 acres each; minimum annual rental, £14 each.

Altitude, 200 ft. to 400 ft. above sea-level. Undulating rolling country mostly ploughable, in manuka and fern, certain amount of hakea. Clay soil, on clay formation; well watered by creek. About seven miles from Kawakawa by partly formed road.

Whangarei County.—Mangakahia Survey District.

Section 31, Block IV: Area, 201 acres; minimum annual rental, £6 5s.

Weighted with £195, valuation for improvements consisting of grassing and fencing.

Altitude, 500 ft. to 1,000 ft. above sea-level. About 10 acres of undulating land, the balance being very broken, nearly all in tea-tree scrub and fern. The soil is of a fair semi-volcanic nature on 22 acres, balance very poor, resting on clay formation, mostly pipeclay. The access is from Kamo, which is about twenty miles distant by good metalled cart-road, thence by surveyed road not formed, bad grade for two miles.

Section W 12, Block XII: Area, 170 acres; minimum annual rental, £12 15s.

Altitude, 100 ft. to 200 ft. above sea-level. About 20 acres flat land, balance easy undulating in fern, tea-tree, scrub, and wiwi. All gum-land worked out. The soil is of clay, resting on clay formation. The section is badly watered, except by Wairua River. It is situated near Wairua River bridge near Titoki. Access is from Whangarei, fifteen miles distant by cart-road, thirteen miles of which is metalled.

Section 13, Block XII: Area, 437 acres 1 rood; minimum annual rental, £32 15s.

Weighted with £242 for improvements, consisting of fencing, grassing, and draining.

Altitude, 10 ft. to 100 ft. above sea-level. About 80 acres undulating, balance mostly wet wiwi and tea-tree flat, one-half badly affected with burnt small manawa trees and roots all on ground. Half of section has burnt to the clay during dry summer. Soil is of clay and light shallow peat of poor quality, resting on clay formation. Section is badly watered in summer. It is situated at Wairua River bridge near Titoki. The access is from Whangarei, which is about fourteen miles distant by cart-road, thirteen miles of which is metalled.

Mangonui County.—Mangatete Parish.

Sections 81 and 84: Area, 84 acres 0 roods 35 perches; minimum annual rental, £10.

Altitude, 50 ft. to 150 ft. above sea-level. Undulating land verging on to steep; about 80 acres of bush and 4 acres fern land. The soil is of fair quality clay, resting on sandstone and small outcrop limestone formation. The section is fairly well watered by small streams. The forest is light (all heavy milling-timber removed), comprising rata, taraire, matai, small rimus and puriris and towai, and mahoe, with a light undergrowth of nikau, punga, supplejack, &c. Access is from Port Awanui and Kaingaroa, which are about seven miles and a half and three miles distant respectively—six miles and a half from Awanui by formed and partly metalled road, balance one mile by ridge track.

Whangaroa County.—Pupuke Parish.

Section 118: Area, 131 acres; minimum annual rental, £10.

Altitude, 800 ft. to 1,000 ft. above sea-level. Undulating to fairly steep land. Nearly all fern, worked-out kauri forest. Soil is of very fair clay, resting on sandstone formation. Section is well watered, and is situated about twelve miles from Kaero—six miles by good formed road, balance partly formed.

ABSTRACT OF TERMS AND CONDITIONS OF LEASE.

1. Six months' rent at the rate offered, valuation for improvements, and £2 2s. lease fee and cost of registration must be deposited with tender.
2. Terms 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.