

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

North Auckland District Lands and Survey Office,
Auckland, 23rd April, 1923.

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 Tuesday, 29th May, 1923, 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 Reserves."

SCHEDULE.

NORTH AUCKLAND LAND DISTRICT.—EDUCATION RESERVES.

Ohāmātea County.—Parish of Omaru.

SECTION 30: Area, 109 acres 1 rood 33 perches; minimum annual rental, £11.

Weighted with £22, valuation for improvements comprising sixty-five chains poor fencing.

The elevation ranges from 200 ft. to 400 ft. above sea-level. The section comprises level to easy undulating land in manuka and tea-tree scrub. The soil is good on the flats, balance pipeclay and clay resting on clay formation. The forest is light, comprising one small dry and two small green kauri-trees, two kahikatea, a few small green puriri-trees, and about 18 acres manuka bush. The section is fairly well watered by spring and good creek. Situated on the main Raupo-Parahi Road. Access is from Ruawai, which is about seven miles distant by cart-road metalled to within one mile.

Section 31: Area, 70 acres; minimum annual rental, £3 10s.

Weighted with £12 10s., valuation for improvements consisting of fencing.

The elevation ranges from 200 ft. to 600 ft. above sea-level. The section comprises all poor gum-land, mostly undulating, small area broken land, about 5 acres manuka, balance tea-tree scrub. There are a few small kahikatea-trees on section. The soil is of poor clay, resting on clay formation. The section is well watered by swampy spring. Situated on the old Tokatoka Road. The access is from Matakoho, which is about eleven miles and a half distant—by cart-road ten miles, thence by surveyed road not formed one mile and a half, accessible for horse traffic.

Rodney County.—Komokoriki Parish.

Section 91: Area, 66 acres; minimum annual rental, £8 10s.

Weighted with £236 5s., valuation for improvements comprising felling £60, grassing £120, and fencing £56 5s.

The elevation ranges from 150 ft. to 500 ft. above sea-level. The section comprises half level to undulating land, balance steep to broken. About half ploughable. Approximately 4 acres manuka and light bush, balance in grass. The soil is of clay of fair quality resting on clay and sandstone formation. Well watered by running streams. Situated on the west slope of the range between the railway and the West Coast, and is about half a mile off the Ahuroa-Glorit Road. The access is from Ahuroa Railway-station, which is about five miles distant, four miles and a half of which is formed cart-road, balance unformed. About one mile and a half of the road is metalled.

Whangarei County.—Tauraroa Parish.

Section 99: Area, 72 acres; minimum annual rental, £7 5s.

Weighted with £100, valuation for improvements comprising felling and grassing £90, fencing £10.

The elevation ranges from about 400 ft. to 600 ft. above sea-level. The section comprises hilly to broken land; about half the section has been cleared and grassed, balance in heavy bush. The soil is of good strong clay resting on sandstone formation. The forest is fairly heavy, comprising rata, tawa, nikau, punga, taraire, and about twenty-five green rimu and kahikatea trees, with a light undergrowth of kiekie, &c. Poorly watered by creek, which dries up in a dry summer. Situated on the Waikiekie-Omana Road. The access is from Waiotira Railway-station, which is about three miles distant by good cart-road not metalled.

Rodney County.—Oruawhoro Parish.

Section 36: Area, 116 acres; minimum annual rental, £8 15s.

Weighted with £180, valuation for improvements comprising fencing, grassing, and felling.

The elevation ranges from 200 ft. to 450 ft. above sea-level. The section comprises steep broken country, 40 acres in grass, 15 acres rough feed, balance in scrub and fern.

Approximately 20 acres ploughable. The soil is of clay, resting on clay formation. The section has no permanent water. Situated on the Te Hana-Mangawai Road. Access is from Te Hana Railway-station, which is about six miles distant by a formed cart-road, about four miles of which is metalled.

ABSTRACT OF TERMS AND CONDITIONS OF LEASE.

1. Six months' rent at the rate offered, valuation for improvements, and £2 s. 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.

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. Lessee 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 tenderers, 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.

Land in Southland Land District open for Selection on Renewable Lease.

District Lands and Survey Office,
Invercargill, 23rd April, 1923.

NOTICE is hereby given that the undermentioned land is open for selection on renewable lease under the provisions of the Land for Settlements Act, 1908, the Land Act, 1908, and amendments; and applications will be received at this office up to 4 o'clock p.m. on Tuesday, 19th June, 1923.

Applicants should appear personally before the Land Board for examination at this office at 10 o'clock a.m. on Thursday, 21st June, 1923.

The ballot will be held on Thursday, the 21st June, 1923, at the conclusion of examination of applicants.

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.

SCHEDULE.

SOUTHLAND LAND DISTRICT.

Southland County.—Tuturau Survey District.—Knowsley Park Settlement.

SECTION 11, Block VII: Area, 912 acres 0 roods 5 perches; capital value, £2,990; half-yearly rent, £67 5s. 6d.