

IMPROVEMENTS.

The improvements included in the capital values of the various sections are as follows:—

	£	s.	d.
<b>Section 2s—</b>			
North-west road-boundary, rabbit-proof, 18 chains at 18s. . . . .	16	4	0
5 chains subdivisional fencing at 2s. . . . .	0	10	0
Half acre in wheat . . . . .	1	5	0
North-east road-boundary, 12 chains at 8s. . . . .	4	16	0
Half value fencing with 3s (16 chains), 8 chains at 5s. . . . .	2	0	0
Internal fencing, 9 chains at 5s. . . . .	2	5	0
<b>Section 3s—</b>			
Improvements, 14 acres lucerne at £3 . . . . .	42	0	0
Half value fencing with 2s (16 chains), 8 chains at 5s. . . . .	2	0	0
North-east road-boundary, 16 chains at 8s. . . . .	6	8	0
Half value fencing with 4s (20 chains), 10 chains at 5s. . . . .	2	10	0
Half value fencing with 16s (10 chains), 5 chains at 5s. . . . .	1	5	0
Half value fencing with 15s (7 chains), 3½ chains at 5s. . . . .	0	17	6
<b>Section 4s—</b>			
South-east road-boundary, 20 chains at 4s. . . . .	4	0	0
18 chains subdivisional fencing at 6s. . . . .	5	8	0
Blue-gum plantation, 2 acres . . . . .	10	0	0
Half value fencing with 3s (20 chains), 10 chains at 5s. . . . .	2	10	0
North-east road-boundary, 12 chains at 8s . . . . .	4	16	0
Half value fencing with 15s (12 chains), 6 chains at 6s. . . . .	1	16	0
<b>Section 6s—</b>			
15 chains subdivisional fencing at 5s. . . . .	3	15	0
7 acres in pasture at £1 . . . . .	7	0	0
South-west road-boundary, 14 chains at 3s. . . . .	2	2	0
Half value fencing on north-west boundary (14 chains), 7 chains at 10s. . . . .	3	10	0
Half value fencing north-east boundary (18 chains), 9 chains at £1 . . . . .	9	0	0
Half boundary with Section 7s (14 chains), 7 chains at 8s. . . . .	2	16	0
<b>Section 7s—</b>			
Half value fencing with 6s (14 chains), 7 chains at 10s. . . . .	3	10	0
Half value fencing north-west boundary (18 chains), 9 chains at 6s. . . . .	2	14	0
Half value fencing north-east boundary (9 chains), 4½ chains at 5s. . . . .	1	2	6
South-east road-boundary, 30 chains at 7s. . . . .	10	10	0
South-west road-boundary, 13 chains at 5s. . . . .	3	5	0
Internal fencing, 9 chains at 3s. . . . .	1	7	0
<b>Section 16s—</b>			
Improvements, 10 chains subdivisional fencing at 3s. . . . .	1	10	0
Half value fencing with 15s (26 chains), 13 chains at 10s. . . . .	6	10	0
Half value fencing with 3s (10 chains), 5 chains at 5s. . . . .	1	5	0
Half value fencing with 17s (9 chains), 4½ chains at 10s. . . . .	2	5	0

IRRIGATION.

As the land is situated in an irrigation district the lease will be subject to the following conditions in the event of irrigation being made available:—

1. The right is reserved to the Crown at any time and from time to time, without being deemed to commit a trespass, and without payment of compensation, to enter upon the said land and thereon to take, lay, construct, maintain, inspect, repair, or reconstruct water-races, drains, and all other works which the Minister of Public Works deems necessary for the supply of water to the said land or to any other land.
2. The lessee will be required to take water from races provided for irrigation purposes, at a price to be fixed by the Crown.
3. The Crown will not be liable for any damage caused by any overflow or break-away of any race or channel.

*Duncan Settlement.—Taieri County.—Otokia Survey District.*

Section 1A: Area, 105 acres 0 roods 35 perches; capital value, £210; half-yearly rent, £5 5s. Weighted with £10, valuation for 20 chains of fencing. Mixed agricultural and pastoral land. Soil of fair quality. Altitude, 150 ft. Distant one mile from Brighton Post-office and School, and fourteen miles from Dunedin. Gorse fences need attention. Section watered by streams; fairly broken by a deep gully.

Improvements included in the capital value consist of 37 chains of sod wall, 7 chains post-and-wire fence, and one gate on district road, half value 44 chains gorse hedge on south-east boundary, and half value 16 chains sod wall and post-and-wire fence on north-west boundary; total value, £13 7s.

As witness the hand of His Excellency the Governor-General, this 10th day of September, 1926.

A. D. McLEOD, Minister of Lands.

*Opening Settlement Lands in Wellington Land District for Selection.*

CHARLES FERGUSSON, Governor-General.

IN pursuance and exercise of the powers and authorities conferred upon me by the Land Act, 1924, and the Land for Settlements Act, 1925, I, General Sir Charles Fergusson, Baronet, Governor-General of the Dominion of New Zealand, do hereby declare that the settlement lands described in the Schedule hereto shall be open for selection on renewable lease on Friday, the twenty-second day of October, one thousand nine hundred and twenty-six, at the rentals mentioned in the said Schedule; and I do also declare that the said lands shall be leased under and subject to the provisions of the said Act.

SCHEDULE.

WELLINGTON LAND DISTRICT.—SETTLEMENT LAND.—FIRST-CLASS LAND.

*Oroua County.*

SECTION 1s, Sandilands Settlement, being Lot 1 (D.P. 232), Block IV, Kairanga Survey District: Area, 116 acres 1 rood 21 perches. Capital value, £1,700; £550.\* Half-yearly rent, £42 10s.; £21 9s.†

\* Buildings.

† Half-yearly instalment of principal and interest on buildings, consisting of a five-roomed dwelling and out-buildings, in good order, valued at £550, which amount must be paid in cash or in twenty-one years by forty-two half-yearly instalments of £21 9s. Total half-yearly payment on lease, £63 19s.

This property is situated on the Feilding-Ashhurst Road, about eight miles from the Feilding Railway-station, three miles from the Colyton School, and nine miles from the Bunnythorpe Dairy Factory. Comprises all easy undulating country, subdivided into nine paddocks. The pastures are old, and would greatly benefit by good top-dressing. The soil is of a light loam resting on clay. This farm is capable of much improvement, and in the hands of a capable man would make a good dairy farm. It is permanently watered by creeks.

*Horowhenua County.*

Section 1s, Perham Settlement, being Sections 22 and 22A, Block VII, Waitohu Survey District: Area, 279 acres 1 rood 8 perches. Capital value, £2,750; £500.\* Half-yearly rent, £68 15s.; £19 10s.†

\* Buildings.

† Half-yearly instalment of principal and interest on buildings, consisting of an eight-roomed dwelling and outbuildings, in fair order, valued at £500, which amount must be paid in cash, or in twenty-one years by forty-two half-yearly instalments of £19 10s. Total half-yearly payments on lease, £88 5s.

Weighted with £100, valuation of milking-machine installed on the property. This amount is payable in cash.

This property is situated on the Manukau Road, about two miles and a half from the Manukau Railway-station, dairy factory, and school. It is situated in a valley and comprises about 190 acres of easy slopes and valleys, balance steep hillside. About 30 acres of the latter portion are still in bush. The land has deteriorated to a certain extent, being badly infested with fern in places. The estimated carrying-capacity at present is 20 dairy cows, 20 head of young dry stock, 100 dry sheep, and 150 breeding ewes. The carrying-capacity will be considerably increased when the farm is brought back to a proper state of productiveness. The property is well watered by running streams.

As witness the hand of His Excellency the Governor-General, this 10th day of September, 1926.

A. D. McLEOD, Minister of Lands.