

from Eketahuna. Comprise hilly bush country mostly. An area of 360 acres has been felled and grassed, but owing to neglect this area has gone back a good deal to second growth and rubbish. Soil is of a light nature, resting on papa and shingle formation. Sections are watered by small streams.

#### ABSTRACT OF CONDITIONS.

##### "Cash" System.

1. Applicants to be seventeen years of age and upwards.
2. Applicants to furnish statutory declarations with applications, and, on being declared successful, deposit one-fifth of purchase-money; the balance with Crown grant fee, is payable within thirty days. The Crown grant fee is £1 for first 100 acres or less, and ½d. for each additional acre.
3. Improvements.—Purchaser must, within ten years, improve the land to the extent of £1 an acre on first-class land, 10s. an acre on second-class land, and 5s. an acre on third-class land, otherwise no Crown grant can issue.
4. Roads may be taken through the land at any time within seven years upon payment of twice the amount paid by the original purchaser for the area taken for such roads.

##### Deferred Payments.

1. Term of license: Thirty-four and one-half years.
2. Deposit: Such amount as may be fixed by the Land Board, being not less than 3 per centum of the price of the land, together with £1 ls. license fee.
3. The balance of the purchase-money, together with interest thereon at the rate of 5½ per centum per annum, shall be payable by half-yearly instalments extending over the above-mentioned period.
4. With the first half-yearly instalment there shall be paid the interest on balance of purchase-money for period between date of license and date of commencement of term thereof.
5. The licensee shall have the right at any time during the currency of his license to pay off either the whole of the purchase-money or any half-yearly instalment or instalments thereof then remaining unpaid.
6. Upon payment of the purchase-money in full, and of all interest thereon a certificate of title in respect of the land purchased shall be issued to the purchaser on payment of the prescribed Crown grant fee.
7. The interest of the licensee shall be subject to forfeiture in the event of his failure to pay any instalment of principal and interest due under the license or to comply with any of the conditions thereof.
8. Applicants to be seventeen years of age and upwards.
9. Purchaser shall execute required statutory declaration, and shall execute license within thirty days after being notified that it is ready for signature.
10. Residence on land comprised in the license is to commence within four years on bush or swamp land, and within one year on open or partly open land, and shall be continuous thereafter for ten years.
11. Improvements.—Licensee 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.; 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.
12. Licensee to pay all rates, taxes, and assessments.
13. Transfer not allowed until after completion of two years' continuous residence, except under extraordinary circumstances, and then only with permission.
14. Roads may be taken through the lands at any time within seven years from date of license.
15. License is liable to forfeiture if conditions are violated.

##### Renewable Lease.

1. Term of lease: Sixty-six years, with a perpetual right of renewal for further successive terms of sixty-six years; but without right of purchase.
2. Rent: 4 per cent. per annum on the capital value, payable on 1st January and 1st July in each year.
3. Applicants to be seventeen years of age and upwards.
4. Applicants to furnish statutory declaration with applications, and, on being declared successful, deposit £1 ls. (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. Order of selection is decided by ballot.
7. Successful applicant to execute lease within thirty days after being notified that it is ready for signature.
8. Residence is to commence within four years in bush land or swamp land, and within one year in open or partly open land,

and to be continuous for ten years. Under certain conditions personal residence may be dispensed with.

9. 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.

10. Lessee to pay all rates, taxes, and assessments.
11. Transfer not allowed until completion of two years' continuous residence, 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. Title will be subject to Part XIII of the Land Act, 1924. Full particulars may be obtained from the Commissioner of Crown Lands, Wellington.

H. W. C. MACKINTOSH,  
Commissioner of Crown Lands.

#### Reserve in Nelson Land District for lease by Public Auction.

District Lands and Survey Office,  
Nelson, 11th March, 1927.

NOTICE is hereby given that the undermentioned reserve will be offered for lease by public auction at the District Lands and Survey Office, Nelson, on Wednesday, the 27th day of April, 1927, at 11 o'clock a.m., under the provisions of the Public Reserves and Domains Act, 1908, and amendments.

#### SCHEDULE.

##### NELSON LAND DISTRICT.

##### Rainbow Reserve.

ALL that area situated in Roto-iti Survey District, containing 12,000 acres, more or less, being Section 5 of Square 56. Bounded towards the north by Crown lands and Section No. 24, towards the east by the Wairau River, towards the south by Run No. 24, and towards the west by the summit of the St. Arnaud Range; excepting from the above-described area a public road one chain in width. Upset annual rental, £45.

Weighted with £280 valuation for improvements, consisting of a dwelling of five rooms with mud walls, stable, fencing, and stock yards. Payable in cash.

##### DESCRIPTION OF RESERVE.

Principally mountain slopes, containing in places fair summer country. There are some good tussock-flats along the Wairau River. Situated about twenty-five miles from Tophouse on the stock road from Canterbury, via the Wairau Valley.

##### TERMS AND CONDITIONS OF LEASE.

1. Term of lease, twenty-one years from the 1st July, 1927, with the right of renewal for one further term of twenty-one years.
2. Possession will be given on date of sale.
3. If the lessee declines to accept a renewal of this lease at the expiration of the first term hereof, the reserve may be again offered for lease weighted with the value of improvements in favour of the outgoing lessee. If the lessee declines to accept a renewal, and it is decided that the reserve be not again offered for lease, the land and improvements revert to the Crown absolutely.
4. Rent for the renewed lease shall be assessed by the Commissioner of Crown Lands or his agent.
5. In the event of the lessee declining to accept the renewal of the lease at the annual rental as assessed by the Commissioner of Crown Lands or his agent, the annual rental shall be determined by arbitration.
6. Rent shall be payable half-yearly in advance on the first day of July and January of each and every year.
7. The lessee shall not sublet, transfer, or otherwise dispose of the land comprised in the lease, except with the written consent of the Commissioner of Crown Lands first had and obtained.
8. The lessee shall destroy all rabbits on the land, and he shall prevent their increase or spread, to the satisfaction of the Commissioner of Crown Lands.
9. The lessee shall prevent the growth and spread of gorse, broom, sweetbriar, or blackberry on the land comprised in