

8. (a) If the lessee fails for a period of two calendar months to pay the regular half-yearly payment as it falls due, his lease will be liable to forfeiture: (b) while any breach of the conditions of the lease will also render it liable to forfeiture, in each case at the discretion of the Commissioner of Crown Lands.

9. The right of free access is reserved to the Crown, and to the Otago Harbour Board, which has a beacon at the extreme western end of the island. The lessee must take all reasonable care to see that the beacon is not interfered with or damaged in any way.

Any further particulars may be obtained at this office.

R. S. GALBRAITH,
Commissioner of Crown Lands.

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

North Auckland District Lands and Survey Office,
Auckland, 29th March, 1927.

NOTICE is hereby given that the undermentioned education reserves will be offered for lease by public auction at the North Auckland District Lands and Survey Office, Auckland, at 10.30 o'clock a.m., on Thursday, 12th May, 1927, under the provisions of the Education Reserves Act, 1908, and amendments, and the Public Bodies' Leases Act, 1908.

SCHEDULE.

NORTH AUCKLAND LAND DISTRICT.—EDUCATION RESERVES.

Mangonui County.—Mangonui Town.

SECTION 142: Area, 1 rood 27 perches. Upset annual rental, £1 10s.

Weighted with £7 10s. valuation for improvements, consisting of six chains of six-wire fencing and clearing and grassing.

Situated on unformed road about one mile from Mangonui Post-office and wharf. Section cleared, and in grass.

Mangonui County.—Mangatete Parish.

Section 128: Area, 80 acres. Upset annual rental, £6.
Situating five miles from Awanui and three miles from Kaingaroa School. Access road metalled for three miles, formed but not metalled one mile and a half, and unformed half a mile. Soil is of fair quality clay on sand-stone; well watered by permanent stream. There are about fifty-five acres fern, scrub, and manuka, balance virgin bush containing kahikatea, rimu, puriri, taraire, &c. No improvements. Elevation, 80 ft. to 200 ft. above sea-level.

Hokianga County.—Rawene Suburbs.

Sections 94, 95, 96, and 97: Area, 9 acres. Upset annual rental, £5 10s.

Weighted with £13 10s., valuation of improvements, consisting of 9 acres of grassing and 24 chains of fencing, in poor order.

Sections situated at the corner of Campbell and De Thierry Streets, about one mile from Rawene. Land level to undulating; originally in grass, but now reverting to second growth.

Hokianga County.—Rawene Suburbs.

Section 16: Area, 1 acre 2 roods 9 perches. Upset annual rental, £4.

Weighted with £5 15s., valuation for 7 chains of fencing and grassing.

Situated facing Webster Street, in the Town of Rawene, about half a mile distant from the school. Undulating land, with a little gorse, which is getting hold. Section suitable for residential purposes.

Section 38: Area, 1 acre 2 roods 1 perch. Upset annual rental, £5.

Weighted with £5 7s. 6d., valuation for 6½ chains of fencing and grassing.

Situated facing Parnell Street, in the Town of Rawene, about half a mile distant from the school. Land is fairly level, with a little gorse on it.

Bay of Islands County.—Kawakawa Parish.

Sections 129, 130, and 130A: Area, 316 acres 0 roods 12 perches. Upset annual rental, £12.

Sections are situated between Aromahoe and Otau. Access is from Kawakawa, seven miles distant, by unformed road. Undulating to hilly land of poor quality, in manuka, fern, scrub, and gorse. Nearly all ploughable. Well watered. Altitude, 200 ft. to 400 ft. above sea-level.

Whangarei County.—Town of Grahamtown.

Section 253: Area, 1 acre 0 roods 14 perches. Upset annual rental, £5.

Weighted with £6 10s., valuation for about 5 chains of fencing and grassing.

Situated at Onerahi, about half a mile from the railway-station, and about 5 chains from the main Whangarei-Onerahi road. Level land, which has all been ploughed, and is now in danthonia.

Whangarei County.—Town of Grahamtown.

Lot 3 of Section 40: Area, 1 acre 0 roods 39.7 perches. Upset annual rental, £7; £4 13s. 9d.*

Lot 4 of Section 40: Area, 1 acre 0 roods 39.7 perches. Upset annual rental, £7; £4 13s. 9d.*

Lot 1 of Section 41: Area, 1 acre 0 roods 39.5 perches. Upset annual rental, £7; £4 14s. 3d.*

Lot 2 of Section 41: Area, 1 acre 0 rood 39.7 perches. Upset annual rental £7; £4 14s. 3d.*

* Valuation for improvements, consisting of fencing and grassing.

Sections situated in Onerahi, about a quarter mile from railway-station and handy to the domain and post-office. Land all level, and in grass. Onerahi is supplied with water from Whangarei, and electric light now being connected up.

Waitemata County.—Whau Town North.

Lot 11 of Section 2: Area, 2 acres 0 roods 35 perches. Upset annual rental, £10.

Situated on the Whau Creek, Avondale, about one mile distant from the railway-station. The soil is of poor clay, resting on clay formation. The section is covered with scrub and danthonia, with gorse and blackberry getting a hold. Land falls away at the back close to the creek.

Waitemata County.—Titirangi Parish.

Section 166: Area, 4 acres 3 roods 8 perches. Upset annual rental, £15.

Section situated in Willow Street, Avondale South. Undulating country with southerly aspect. Section is cut up by two swampy creeks, which run into the main creek, forming the southern boundary. The land is fenced on three sides but the fencing is very poor. About an acre has been planted in orchard, but this is badly overgrown with paspalum. Noxious weeds have a strong hold, but there is a fair amount of rough feed.

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 on acceptance of bid.

2. Term 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 not to use or remove any gravel without the consent of the Land Board.

7. Lessee not to carry on any noxious, noisome, or offensive trade upon the land.

8. Lessee not to make improvements without the consent of the Land Board.

9. 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 revert to the Crown without compensation.

10. Lease liable to forfeiture if conditions are violated.

11. Lessee to keep buildings insured.

12. Interest at the rate of 10 per cent. per annum to be paid on rent in arrear.

Sale plans and full particulars may be obtained from the Commissioner of Crown Lands, North Auckland.

H. J. LOWE,
Commissioner of Crown Lands.

Lands in Taranaki Land District for sale by Public Auction.

District Lands and Survey Office,
New Plymouth, 28th March, 1927.

NOTICE is hereby given that the undermentioned land will be offered for sale by public auction for cash or on deferred payments at the Accommodation House, Kopaki,