

SPECIAL CONDITION.

The successful applicant for Sections 5s, 9s, 11s, and Lot 2 of 6s, Tawhiwhi Settlement, is required to take a renewable lease of part Sub. 1, Matemateaonga Block, area 885 acres, at a capital value of £900; half-yearly rental, £22 10s.

Section 8s: Area, 292 acres. Capital value, £1,440, *£160. Half-yearly rent, £36, †£8 1s. 8d.

* Valuation for building.

† Half-yearly instalment of principal and interest on buildings comprising four-roomed house and whare valued at £160, payable either in cash or in fourteen years by twenty-eight half-yearly instalments of £8 1s. 8d. Total half-yearly payments on lease, £44 1s. 8d.

Situated about twelve miles from the Douglas Railway-station and three miles from the Tututawa School. It comprises undulating land of fair quality. About 40 acres is suitable for dairying, balance is good sheep country. Originally the area was in good pasture, but this is now deteriorating to fern and second growth. Well watered by running streams.

GENERAL DESCRIPTION.

Tawhiwhi Settlement.

Access to this settlement is gained from Douglas Railway-station, which is about twelve miles away from the sections now offered. The Douglas Township is situated on the Stratford Main Trunk Railway, about nineteen miles from Stratford. The Tututawa School is situated about three miles from the settlement. The land varies in elevation from 500 ft. to 1,200 ft., and is well watered. Originally it was all carrying good pasture, but owing to deterioration the pastures have now run out, and there is a considerable amount of fern on the sections. The soil is of volcanic loam on papa and part papa with shell rock in places. The smaller area should be suitable for dairying when cleared, but the larger area is suitable only as a sheep proposition, although a few cows can be carried on the ploughable country.

Waitomo County.—Mapara Survey District.—Piu Settlement.

Sections 1s and 5s: Area, 699 acres 0 roods 37 perches. Capital value, £900; half-yearly rent, £22 10s.

These sections comprise about 150 acres of fairly good country on the eastern side, the balance consists of much broken rhyolite country or undulating land of light formation. About 120 acres of heavy-bush land was felled about seven years ago, but this has not reverted to second growth. Well watered by streams and springs. Valuation for 120 chains of fencing are included in capital value.

Section 4s: Area, 429 acres. Capital value, £1,100, *£500. Half-yearly rent, £27 10s., †£19 10s.

* Valuation for buildings.

† Half-yearly instalment of principal and interest on buildings comprising dwelling, wool-shed, and shed, payable in cash or in twenty-one years by forty-two half-yearly payments of £19 10s. Total half-yearly payments on lease, £47.

About 60 acres has been ploughed and laid down in grass; 40 acres of bush has been felled and grassed, balance is covered with fern and second growth. There is a considerable amount of gorse on the section. Soil is of fair quality lying on papa and sandstone formation with outcrops of rhyolite in places.

Included in the capital value is the sum of £225, being valuation for 300 chains of fencing.

GENERAL DESCRIPTION.

Piu Settlement.

Piu Settlement is situated about eight miles from Kopaki Railway-station by good metalled road. It was originally covered by heavy bush, some of which has been cleared. The cleared portions have deteriorated, and are now reverting to second growth and weeds. The area is well watered by streams and springs, and is of an altitude of 1,000 ft. The Aratoro School is situated about four miles north of the settlement, whilst another school is situated on the Mangaito Road, about two miles and a half to the south-east.

As witness the hand of His Excellency the Governor-General, this 5th day of February, 1927.

A. D. McLEOD, Minister of Lands.

Opening Lands in the North Auckland Land District for Sale or Selection.

CHARLES FERGUSSON, Governor-General.

IN pursuance and exercise of the powers and authorities conferred upon me by the Land Act, 1924, and the amendments thereof, I, General Sir Charles Fergusson, Baronet, Governor-General of the Dominion of New Zealand, having received the report of the Under-Secretary in this

behalf, as provided by section one hundred and seventy-six of the said Act, do hereby declare that the lands described in the Schedule hereto shall be open for sale or selection on Monday, the fourth day of April, one thousand nine hundred and twenty-seven; and also that the lands mentioned in the said Schedule may, at the option of the applicant, be purchased for cash or on deferred payments, or be selected on renewable lease; and I do hereby also fix the prices at which the said lands shall be sold, occupied, or leased as mentioned in the said Schedule hereto, and do declare that the said lands shall be sold, occupied, or leased under and subject to the provisions of the Land Act, 1924, and the amendments thereof.

SCHEDULE.

NORTH AUCKLAND LAND DISTRICT.

FIRST-CLASS LAND.

Mangonui County.—Ahipara Parish.

SECTION S. 19. Area, 22 acres. Capital value, £200. Deferred payments: Deposit, £10; half-yearly instalment, £6 3s. 6d. Renewable lease: Half-yearly rent, £4.

Situated at Ahipara, near the Ninety-mile Beach, and about nine miles distant from Kaitaia. Country is flat to slightly undulating, and contains about 7 acres of rich river flat in paspalum. Land lies nicely to the sun. There is a fair amount of tea-tree on the section, and gorse is beginning to make its appearance.

SECOND-CLASS LAND.

Waitemata County.—Paremoremo Parish.

Section 307. Area: 28 acres 1 rood 36 perches. Capital value, £100. Deferred payments: Deposit, £5; half-yearly instalment, £3 1s. 9d. Renewable lease: Half-yearly rent, £2.

Section situated on East Coast Road, about three miles and a half from Brown's Bay and about two miles and three-quarters from Albany. Land is all unimproved, and fairly steep, but can be ploughed. Soil is poor clay resting on clay and sandstone formation. Watered by creek. The Brown's Bay - Takapuna bus passes within two miles and a quarter of the section.

Bay of Islands County.—Kerikeri Survey District.

Sections 3 and 4, Block V. Area: 235 acres. Capital value, £150. Deferred payments: Deposit, £10; half-yearly instalment, £4 11s. Renewable lease: Half-yearly rent, £3.

Sections are situated about a quarter of a mile from Purerua Wharf, which is eleven miles by water from Russell. Land is flat to easy sloping country, covered with manuka and scrub with a quantity of hakea. There are about 80 acres of very stony volcanic land, balance being poor gum land.

NOTE.—A road reserve, 50 links wide, is reserved as shown on the plan.

Whangarei County.—Hukerenui Survey District.

Section 53, Block X. Area: 422 acres 3 roods 27 perches. Capital value, £320. Deferred payments: Deposit, £20; half-yearly instalment, £9 15s. Renewable lease: Half-yearly rent, £6 8s.

Situated on the Riponui-Hukerenui Road. Access is from Hukerenui, which is about two miles and a half distant by cart-road, partly metalled. The soil is of grey clay resting on clay formation. Well watered by two small streams. About seven acres flat on various parts of section, and 80 acres broken land, balance easy undulating, with a few acres shelter bush. There is a fair amount of flint on the section, which is covered with danthonia, fern, and tea-tree, spreading fast. The altitude ranges from 200 ft. to 600 ft. above sea-level.

Rodney County.—Ahuroa Parish.

Section M. 8 and N.W. 8. Area: 140 acres 2 roods. Capital value, £70. Deferred payments: Deposit, £5; half-yearly instalment, £2 2s. 3d. Renewable lease: Half-yearly rent, £1 8s.

Situated seven miles from Puhoi, just off the main Puhoi-Ahuroa Road. Rough undulating country, with steep faces. About one-quarter area ploughable. Soil is clay on sandstone formation; well watered by streams. Altitude, 150 ft. to 900 ft. above sea-level. Suitable for running sheep or dry cattle.

Waitemata County.—Okura Parish.

Section 80. Area: 19 acres 3 roods 37 perches. Capital value, £40. Deferred payments: Deposit, £5; half-yearly instalment, £1 2s. 9d. Renewable lease: Half-yearly rent, 16s.