

*Opening Lands in Gisborne Land District for Selection on Renewable Lease.*

CHARLES FERGUSSON, Governor-General.

IN pursuance and exercise of the powers and authorities conferred on me by the Land Act, 1924, I, General Sir Charles Fergusson, Baronet, Governor-General of the Dominion of New Zealand, do hereby declare that the lands described in the Schedule hereto shall be open for selection on renewable lease on Thursday, the ninth day of February, one thousand nine hundred and twenty-eight, 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.

GISBORNE LAND DISTRICT.

SECOND-CLASS LAND.

*Opotiki County.—Wairoa South Survey District.*

SECTION 2, Block IV: Area, 1,654 acres. Capital value, £500. Half-yearly rent, £10.

Weighted with £450, valuation for improvements consisting of 200 acres felled and in grass and 350 acres felled only; payable in cash, or mortgage may be arranged with owner of improvements.

Exempt from payment of rent for five years, conditional upon an amount at least equal to the annual rental being expended annually on improvements.

Originally bush country. Area felled, &c., largely deteriorated. About 1,100 acres still in bush, much of which may not be worth felling. Situated sixteen miles from Matawai on new Matawai-Opotiki Road, now under construction and being metalled. About eleven miles from Motu Valley School.

*Waiawa County.—Opoiti Survey District.*

Section 4, Block II: Area, 650 acres. Capital value, £1,300. Half-yearly rent, £26.

Weighted with £300, valuation for improvements consisting of 90 acres (approximate) felled and grassed, and 80 chains of fencing. Deposit required, £50; balance can be left on mortgage.

Exempt from payment of rent for ten years, conditional upon improvements to at least the value of the annual rental being effected annually.

Originally all bush and scrub land. About 450 acres bush, 60 acres scrub, 120 acres scrub felled and 90 acres sown; 20 acres ploughable land, infested with blackberry. Watered by permanent streams. Situated near Te Reinga, about twenty-two miles from Wairoa by main road; three miles from Ruakituri School.

*Opotiki County.—Wairoa South Survey District.*

Section 8, Block IV: Area, 1,209 acres. Capital value, £365. Half-yearly rent, £7 6s.

Rent will be remitted for a maximum of five years from 1st January, 1928, conditional upon the lessee effecting new improvements to at least the value of the rent remitted annually.

Weighted with £940, valuation for improvements consisting of felling, grassing, fencing, small dip, yards, &c. £800 of this amount may be left on mortgage for five years, at 5 per cent., by arrangement with owner.

Situated on Matawai-Opotiki Road, about sixteen miles from Matawai. About 5 acres on frontage flat; balance steep. Some 450 acres originally felled and grassed, but 60 acres (approximate) gone back. Cleared area slipping badly. Practically whole of clearing in one paddock; balance bush. Mostly lies well to the sun. Well watered by streams. About half area remaining in bush is unfit for felling.

*Patutahi Survey District.*

Section 107, Block VI: Area, 200 acres. Capital value, £1,500. Half-yearly rent, £30.

Weighted with £200, valuation for building consisting of cottage of four rooms; payable in cash or by forty half-yearly instalments of £8 0s. 6d.

*Special Condition.*—The rent will be remitted annually for a term not exceeding ten years on condition that a sum of not less than £100 is spent each year on the eradication of blackberry.

Situated on main Gisborne-Wairoa Road, via Tiniroto, about twenty miles from Gisborne. About 43 acres still in bush, 50 acres in grass; balance cleared, but badly infested with blackberry. 192 chains of fencing, mostly in poor condition, and small bridge, total value about £285, included in capital value. Section well watered by good limestone springs and good stream along frontage. Consists generally of hilly terrace country with easy slopes, about 30 acres flat and undulating.

THIRD-CLASS LAND.

*Opotiki County.—Opotiki and Waiawa Survey Districts.*

Section 8, Block XII, Opotiki Survey District, and Section 8, Block XIII, Waiawa Survey District: Area, 646 acres 2 roods. Capital value, £250. Half-yearly rent, £5.

Weighted with £730, valuation for improvements comprising felling and grassing, dip and yards, and dwelling of five rooms, outbuildings, and dairy; payable in cash.

Exempt from payment of rent for five years conditional upon improvements to at least the value of the annual rental being effected annually.

Sections are situated on Otaru Stream, the access being by metalled road from Opotiki, which is about ten miles distant. About 530 acres have been felled and grassed, but a considerable portion is now overgrown, chiefly with bracken fern. Sections lie well, and the formation is from easy to steep, the greater part being workable, and are well watered by streams. Present carrying capacity about 300 sheep and some cattle.

*Opotiki County.—Wairoa South Survey District.*

Lot 1 of Section 2, Block XII: Area, 206 acres. Capital value, £105. Half-yearly rent, £2 2s.

Weighted with £190, valuation for improvements comprising felling and grassing and approximately 60 chains of fencing; payable in cash.

Exempt from payment of rent for five years conditional upon improvements to at least the value of the annual rental being effected annually.

Section is situated on the Omaukoro Stream, access being from Matawai-Opotiki Road, which is about three miles distant by formed track along Omaukoro Stream. Land has been felled and grassed, and is in fair order. Well watered by streams.

Section 2, Block VIII: Area, 1,325 acres. Capital value, £340. Half-yearly rent, £6 16s.

Weighted with £162, valuation for improvements comprising 150 acres felled and grassed and small whare; payable in cash.

Exempt from payment of rent for five years conditional upon improvements to at least the value of the annual rental being effected annually.

Situated on Tutuakoko Stream, the access being from Opotiki, which is about fifteen miles distant, about ten miles by full width dray-road, and balance mainly along river-bed. About 250 acres have been felled and grassed, but is now practically all overgrown with scrub and fern. The formation is steep and rough, rising up sharply from the river. Well watered by streams, and the general quality of it is very poor.

Section 4, Block VIII: Area, 1,128 acres. Capital value, £290. Half-yearly rent, £5 16s.

Weighted with £200, valuation for improvements comprising 200 acres felled and grassed (now overgrown), and whare; payable in cash.

Exempt from payment of rent for five years conditional upon improvements to at least the value of the annual rental being effected annually.

Situated on Tutuakoko Stream, the access being from Opotiki, which is about eighteen miles distant, about ten miles by full width dray-road and the balance mainly along river-bed. About 200 acres has been felled and grassed, but is now a good deal overgrown with fern and scrub. Section is fairly easy in places along Tutuakoko Stream, but is mainly steep, and has slipped considerably. Well watered by streams.

Section 7, Block IV: Area, 1,327 acres. Capital value, £350. Half-yearly rent, £7.

Weighted with £165, valuation for improvements comprising whare, fencing, grassing, and sheep-yards; payable in cash.

Exempt from payment of rent for five years conditional upon improvements to at least the value of the annual rental being effected annually.

Situated on Te Waiti Stream, about twelve miles from Opotiki, ten miles by dray-road, balance bridge-track. Home-stead-site about one mile and a half further up stream. Elevation ranges from 100 ft. to 2,000 ft. above sea-level. There is between 12 and 15 acres of flat and terrace land along frontage; balance steep and broken country. Poor soil resting principally on volcanic formation. About 150 acres has been felled—of this between 20 and 30 acres along frontage is in fair grass, balance covered with fern, bidibidi, and second-growth.

SPECIAL CONDITION.

The rent, after the payment of the necessary deposit, will be remitted for the period stated on Schedule, provided the lessee puts extra new improvements on the land annually to the value of not less than the annual rental. In the event of failure on the part of the lessee to observe this condition in any one year, the rent will immediately be brought back to charge, including the rent already remitted.

As witness the hand of His Excellency the Governor-General, this 10th day of December, 1927.

A. D. McLEOD, Minister of Lands.