

Lands in Taranaki Land District for Selection on Renewable Lease.

District Lands and Survey Office,
New Plymouth, 2nd April, 1928.

NOTICE is hereby given that the undermentioned lands are open for selection on renewable lease under the Land Act, 1924, and the Land for Settlements Act, 1925, and applications will be received at the District Lands and Survey Office, New Plymouth, up to 4 o'clock p.m. on Wednesday, 18th April, 1928.

Preference at the ballot will be given to landless applicants who have one or more children dependent on them; to landless applicants who, within two years immediately preceding date of ballot, have applied for land at least twice unsuccessfully; to applicants who have served beyond New Zealand as members of the Expeditionary Force; to persons engaged on military service beyond New Zealand in connection with the late war, if such persons immediately prior to the war were *bona fide* residents of New Zealand; and to applicants who, while domiciled in New Zealand, have served beyond New Zealand as members of any of His Majesty's Forces in connection with any war other than the war with Germany.

FIRST SCHEDULE.

TARANAKI LAND DISTRICT.

SECOND-CLASS LAND.

Ohura County.—Ohura Survey District.

(Exempt from Payment of Rent for Three Years.)

SECTIONS 5 and 6, Block VIII: Area, 977 acres 1 rood 24 perches. Capital value, £980. Half-yearly rent, £19 12s.

Exempt from payment of rent for a period of three years, providing improvements to the value of £100 are effected annually during the exemption period.

Weighted with £2,035, valuation for improvements comprising house, about 550 chains fencing, and about 730 acres felling and grassing, which sum is either payable in cash or may be secured by way of a first mortgage to the State Advances Department.

This property is situated about fourteen miles from Taurunui Railway-station. About 246 acres is in bush; balance has been felled and grassed. Generally the area comprises hilly sandstone country.

THIRD-CLASS LAND.

Waitomo County.—Aria Survey District.

(Exempt from Payment of Rent for Ten Years.)

Section 10, Block VI: Area, 856 acres. Capital value, £440. Half-yearly rent, £8 16s.

Exempt from payment of rent for a period of ten years, providing improvements to the value of £50 are effected annually during the exemption period.

Weighted with £1,400, valuation for improvements comprising approximately 500 chains fencing, cowshed, shed, house, and about 450 acres bushfelling and grassing (now deteriorated). This amount is either payable in cash or may be secured by way of first mortgage to the Superintendent, State Advances Department.

This property is situated about thirty-one miles from Te Kuiti Railway-station and about two miles from Kaeaea School, and seven miles from Aria Dairy Factory. About 200 acres is in fair pasture, about 250 acres in second growth; balance area is in bush. Property comprises about 70 acres suitable for dairying; balance suitable for sheep and cattle.

SECOND-CLASS LAND.

Ohura County.—Ohura Survey District.

(Exempt from Payment of Rent for Three Years.)

Section 11, Block IX, and Section 2, Block XIII: Area, 568 acres 0 roods 17 perches. Capital value, £340. Half-yearly rent, £16 16s.

Exempt from payment of rent for a period of three years, providing improvements to the value of £100 are effected annually during the exemption period.

Weighted with £2,280, valuation for improvements comprising five-roomed dwelling, woolshed, cowshed, carshed, 436 chains (approx.) of fencing, about 30 acres stumping and ploughing, and about 490 acres felling and grassing (now deteriorated). This sum is either payable in cash or may be secured by way of first mortgage to the State Advances Superintendent.

This property is situated about eight miles from Ohura Railway-station. It is subdivided into ten paddocks. About 100 acres is suitable for dairying. Estimated carrying capacity when improved, 300 ewes, 150 dry sheep, 30 dairy cows, and 30 head cattle.

SECOND SCHEDULE.

TARANAKI LAND DISTRICT.—SECOND-CLASS LAND.

Ohura County.—Huia Settlement.

(Exempt from Payment of Half the Annual Rental for Three Years.)

SECTION 18: Area, 331 acres 1 rood 11-32 perches. Capital value, £1,040; £220*. Half-yearly rent, £26; £10 12s. 2d.†

* Valuation of buildings.

† Half-yearly instalment of principal and interest on buildings, repayable in cash or in fourteen years by twenty-eight half-yearly instalments of £10 12s. 2d.

An exemption of half the annual rental will be allowed for a period of three years, providing the improvements to the value of £75 are effected annually during the exemption period.

Valuation for 200 chains fencing and 310 acres of felling and grassing is included in the capital value.

This property is situated on the Waitewhera and Ohura Roads about one mile and a half from Ohura Railway-station and school by good metalled road. It comprises hilly to undulating country which has all been felled and grassed. However, it is now deteriorating to second growth, fern, and wineberry. Soil is of good quality resting on sandstone formation. It is well watered by streams and springs. Situated close to the railway.

ABSTRACT OF CONDITIONS OF LEASE.

Lands in First Schedule.

1. Term of lease, sixty-six years, with a perpetual right of renewal for further successive terms of sixty-six years.
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.

Land in Second Schedule.

SETTLEMENT LAND.

1. Term of lease, thirty-three years, with a perpetual right of renewal for further successive terms of thirty-three years, and a right to acquire the freehold.
2. Rent, 5 per cent. per annum on the capital value, payable in advance on 1st January and 1st July in each year.
3. Applicants to be twenty-one years of age and upwards.
4. Applicants to furnish with applications statutory declaration, 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. No person may hold more than one allotment.