

*Opening Settlement Lands in Auckland Land District for Selection.*

CHARLES FERGUSSON, Governor-General.

IN pursuance and exercise of the powers and authorities conferred upon me by the Land Act, 1924, and the Land for Settlements Act, 1925, I, General Sir Charles Fergusson, Baronet, Governor-General of the Dominion of New Zealand, do hereby declare that the settlement lands described in the Schedule hereto shall be open for selection on renewable lease on Friday, the twenty-sixth day of October, 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 Acts.

SCHEDULE.

AUCKLAND LAND DISTRICT.—SETTLEMENT LAND.

FIRST-CLASS LAND.

*Hauraki Plains County.—Orongo Settlement.*

SECTIONS 1s and 3s: Area, 155 acres 2 roods 36 perches. Capital value, £620. Half-yearly rent, £15 10s.

Sections 2s and 4s: Area, 171 acres 2 roods 30 perches. Capital value, £685. Half-yearly rent, £17 2s. 6d.

Sections 6s, 8s, and 40s: Area, 149 acres 2 roods 7 perches. Capital value, £595. Half-yearly rent, £14 17s. 6d.

The Orongo Settlement is situated on the western bank of the Waihou River, about three miles from Turua Township; from which there is a metalled road to the boundary of the settlement. Access to the Kopu Railway-station, which is situated about one mile distant from the settlement, is by bridge over the Waihou River. The sections now being offered are situated at the northern end of the settlement, and comprise level land of good quality, covered with fescue.

NOTE.—The shed erected on Section 8 remains the property of the Crown, and all rights necessary for its removal are reserved to the Crown.

SECOND-CLASS LAND.

*Tauranga County.—Ohauiti Settlement.*

Section 18: Area, 191 acres. Capital value, £150. Half-yearly rent, £3 15s.

Weighted with £210, valuation for improvements comprising half share of 60 chains boundary-fencing; 50 chains subdivisional fencing; three-roomed lean-to dwelling (in poor condition), cowshed, and grassing. Repayable in cash.

Suitable for dairying on the easy portion of the section. Situated six miles from Tauranga Railway-station, post-office, and dairy factory; cream collected at road junction one mile distant. Three-quarters of a mile from Ohauiti School. Approximately 40 acres of easy country; balance broken land of inferior quality: 8 acres in fair pasture, 20 acres worn-out pasture, and 20 acres in rough feed.

Watered by creek and springs. Ragwort and gorse in evidence. Gorse requires immediate attention. Property subdivided into three paddocks.

Sections 24 and 26: Area: 734 acres. Capital value, £1,150. Half-yearly rent, £28 15s.

Weighted with £135, part valuation for improvements, payable in cash.

Property suitable for grazing, and dairying on the easy portions. Situated nine miles from Tauranga Railway-station and dairy factory, and four miles from Oropi School and post-office. Section generally is of inferior quality, about 50 acres in fair pasture and 115 acres worn-out pasture. Eighty acres being easy country; balance undulating to broken, now mostly in fern and scrub. Subdivided into ten paddocks, watered by creek and springs. Ragwort is spreading.

Improvements on the sections comprise dwelling of four rooms and bathroom (good order): three-roomed lean-to dwelling, cowshed, cart-shed, cowbyre and yards (in need of repair), 350 chains boundary-fencing, 135 chains subdivisional fencing (all fencing in poor order), felling and grassing; total value £895, of which £760 has been included in the capital value; the balance of £135 to be paid in cash.

*Waikato County.—Te Miro Settlement.*

Sections 6s and 7s: Area, 497 acres. Capital value, £575. Half-yearly rent, £14 7s. 6d.

Weighted with £250, valuation for improvements comprising unpainted four-roomed cottage and rough outbuilding (in disrepair). Repayable in cash or in fifteen years by thirty half-yearly instalments of £12 12s. 6d. Total half-yearly payment on lease, £27.

Mixed-farming proposition situated ten miles from Cambridge, three miles from Te Miro School, and ten miles from

Hautapu Dairy Factory. The cream lorry passes the property daily in the season. Sections have frontage to formed but unmetalled road.

Section 6s comprises open fern land of poor quality, undulating to hilly and broken, about half of which is ploughable.

Section 7s comprises approximately 40 acres standing bush; 5 acres run-out pasture, 20 to 30 acres ploughed (now reverted to fern), and approximately 150 acres in its natural state. Soil is of light loam on clay formation. Watered by springs and creeks.

Improvements included in the capital value comprise half-share of 183 chains of boundary-fence on Section 6s and approximately 40 chains fencing (in poor condition) on Section 7s.

As witness the hand of His Excellency the Governor-General, this 27th day of August, 1928.

A. D. McLEOD, Minister of Lands.

*Opening Lands in the 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, 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 Friday, the twenty-sixth day of October, one thousand nine hundred and twenty-eight, 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 those 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.

SCHEDULE.

AUCKLAND LAND DISTRICT.—SECOND-CLASS LAND.

*Whakatane County.—Waimana Parish.*

SECTION 336: Area, 465 acres 1 rood 30 perches. Capital value, £290. Deposit on deferred payments, £15; half-yearly instalment, £8 18s. 9d. Renewable lease: Half-yearly rent, £5 16s.

Weighted with £1,170, valuation for improvements comprising 180 acres fair pasture, 100 acres worn-out pasture, 40 acres swamp land (partly drained, cleared, and grassed), 310 chains boundary and subdivisional fencing (seven wires, puriri and rimu posts), dwelling (four rooms and bathroom), shed, cowshed, and stockyards. This sum is repayable by a deposit of £30, balance to remain on instalment mortgage for 3½-year term; interest at 5½ per cent. Half-yearly instalment, £37 1s.

Situated nine miles from Taneatua Railway-station and post-office, two miles from Waingarua School, and eleven miles from Whakatane Dairy Factory.

Well watered by permanent streams. Property suitable for grazing proposition, the soil being variable in quality and the country difficult to hold unless heavily stocked with wethers and dry sheep.

*Otorohanga County.—Mangaorongo Survey District.*

Section 5, Block VII: Area, 188 acres 1 rood 12 perches. Capital value, £280. Deposit on deferred payments, £15; half-yearly instalment, £8 12s. 3d. Renewable lease: Half-yearly rent, £5 12s.

Weighted with £161 5s., valuation for improvements comprising 150 chains subdivisional fencing, half-interest 170 chains boundary-fencing, dwelling (two rooms and lean-to), cowshed, and old store-shed. This amount is repayable either in cash or by payment of a deposit of £11 5s.; balance on instalment mortgage for ten years, repayable by half-yearly instalments of £9 17s. each.

Property situated thirteen miles from Otorohanga Railway-station, dairy-factory, store, and saleyards; one mile from Maihihi Post-office, and a quarter of a mile from Maihihi School. Metalled road passes the property. Watered by running stream. Area all in natural state—fern and tea-tree. Ragwort in evidence.

As witness the hand of His Excellency the Governor-General, this 27th day of August, 1928.

A. D. McLEOD, Minister of Lands.