

Opening Settlement Lands in Wellington 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 Wednesday, the twenty-first day of November, 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.

WELLINGTON LAND DISTRICT.—SETTLEMENT LAND.—THIRD-CLASS LAND.

Castlepoint County.—Castlepoint Survey District.—Blocks II, III, VI, and VIII.—Mataikona Settlement.

SECTION 1: Area, 1,818 acres. Capital value, £11,375; £625.* Half-yearly rent, £284 7s. 6d.; £24 7s. 6d.(a).

Section 2: Area, 1,671 acres. Capital value, £10,325. Half-yearly rent, £258 2s. 6d.

Section 3: Area, 1,178 acres. Capital value, £8,000; £250.* Half-yearly rent, £200; £16 3s. 9d.(b).

Section 4: Area, 1,224 acres. Capital value, £9,150. Half-yearly rent, £228 15s.

Section 5: Area, 2,105 acres. Capital value, £8,645; £1,255.* Half-yearly rent, £216 2s. 6d.; £48 18s. 11d.(c).

Section 6: Area, 4,936 acres. Capital value, £14,165; £35.* Half-yearly rent, £354 2s. 6d.(d).

* Buildings.

(a) Interest and sinking fund on buildings valued at £625, payable in cash or by forty-two half-yearly instalments of £24 7s. 6d. Total half-yearly payment on lease, £308 15s. The buildings comprise house, whare, wool-shed, yards and dip, men's whare, motor-shed, stable, dairy and meat safe, store, blacksmith's shop, stockyard, &c.

(b) Interest and sinking fund on building valued at £250, payable in cash or by twenty half-yearly instalments of £16 3s. 9d. Total half-yearly payment on lease, £216 3s. 9d. The building is a whare.

(c) Interest and sinking fund on buildings valued at £1,255, payable in cash or by forty-two half-yearly instalments of £48 18s. 11d. Total half-yearly payment on lease, £265 1s. 5d. The buildings comprise nine-roomed dwelling and conveniences, stable and cowshed, toolhouse, and water-supply.

(d) Buildings comprising house, outbuildings, and whare are valued at £35, which sum is payable in cash.

IMPROVEMENTS.

The undermentioned improvements are included in the capital values of the sections:—

Section 1: Clearing and grassing (£4,057); 575 chains of fencing (£1,274).

Section 2: Clearing and grassing (£3,725); 516½ chains fencing (£1,162 2s. 6d.), and docking-yards (£10).

Section 3: Clearing and grassing (£2,930); 456 chains fencing (£1,026), and sheep-yards (£20).

Section 4: Clearing and grassing (£3,045); 446 chains fencing (£1,003), sheep-yards (£30).

Section 5: Clearing and grassing (£3,977); 704 chains fencing (£1,408).

Section 6: Clearing and grassing (£5,630); 770 chains fencing (£1,540), sheep-yards (£10).

GENERAL DESCRIPTION.

The property offered comprises subdivisions of the well known Mataikona Sheep-station, situated on the east coast, near Castlepoint. Access is via Masterton. There is a good road to Whakataki, forty-two miles from Masterton; thence about two miles along the beach to Section 6, and then six miles and a quarter to the homestead. The unformed portion of the Whakataki-Mataikona Road is now in course of construction, and formation should be completed by the date of possession. There is a motor service to Whakataki. Intending applicants may secure accommodation at the station homestead.

DESCRIPTION OF SECTIONS.

Section 1: 1,818 acres. Comprises 75 acres of flat, ploughable land, the remainder being easy rideable hills lying well to the sun, and of good grazing quality. About 1,623 acres are well grassed with good English and the best native grasses, and the balance is in stunted manuka. Section is ring fenced and divided into nine paddocks, with permanent water in each paddock. The buildings are mostly old, but will last

for some years. Shearing plant is not included in the capital value. Estimated carrying capacity: 2,175 sheep and 160 head of cattle.

Section 2: 1,671 acres. All easy rideable hills lying well to the sun, with a good homestead-site of seven acres. About 1,460 acres are grassed (best English and native grasses), and the balance is in scrub. Subdivided into five paddocks, with permanent water in each paddock. There are no buildings. Estimated carrying capacity: 1,945 sheep and 150 head of cattle.

Section 3: 1,178 acres. This section comprises easy rideable hills, most of which lie well to the sun. All clear country, all grassed. A good sole of English and native grasses. Subdivided into five paddocks, and ring fenced with exception of about 70 chains road fence. Permanent water in every paddock. There are two good homestead-sites on this section, on one of which the three-roomed whare is situated. Estimated carrying capacity: 1,950 sheep and 140 head of cattle.

Section 4: 1,224 acres. Easy rideable hills lying well to the sun, all cleared, and in good English and native grasses. Ring fenced and divided into three paddocks, with permanent water in each paddock. There are no buildings, but there is a first class building-site and plenty of flat land for homestead buildings and some cultivation. Estimated carrying capacity: 1,760 sheep and 120 head of cattle.

Section 5: 2,105 acres. This section comprises easy to steep hilly land, and varies from good grazing land to fair and poor quality grazing country. About 1,591 acres are cleared and in good English and native grasses. The section has a frontage to the sea, and is divided into five paddocks, with permanent water in each. There is a first-class modern residence of nine rooms with all conveniences. Estimated carrying capacity: 1,620 sheep and 120 head of cattle.

Section 6: 4,936 acres. Easy to steep hilly sheep country, all rideable, and of which 2,252 acres are cleared and in good English and native grasses. About 2,000 acres of the scrub area will pay to clear. This section comprises the whole of the Okau portion of the Mataikona Station and an additional area of 115 acres adjoining. There is a first-class homestead-site on the 115 acres and a good site for wool-shed and yards on the Mataikona side, across the creek from the homestead-site. The section is divided into five paddocks, with permanent water in each. Some of the boundary-fences require renewal. The only buildings comprise a small shanty and a whare. Estimated carrying capacity: 2,570 sheep and 220 head of cattle.

SPECIAL CONDITIONS.

Possession will be given on 1st March, 1929, and rent will commence from that date.

Sections 1 and 6 are subject to the rights of way shown on the plan.

Section 5 to be subject to an easement securing to Section 1 the right to use the water-supply on Section 5 for dipping purposes and a reasonable quantity for other purposes.

Minimum Capital.

Intending applicants are strongly advised to inspect the areas thoroughly, and for general information are notified that at the personal examination the Land Board will require production of evidence of capital. The minimum amount of such capital must be 10 per cent. of the capital value of the section applied for, together with the amount required to pay the first half-year's rent.

As witness the hand of His Excellency the Governor-General, this 12th day of October, 1928.

A. D. McLEOD, Minister of Lands.

Opening Land in the Wellington 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 land described in the Schedule hereto shall be open for sale or selection on Monday, the nineteenth day of November, one thousand nine hundred and twenty-eight, and also that the land 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 price at which the said land shall be sold, occupied, or leased as that mentioned in the said Schedule hereto,