

*Education Reserves in North Auckland Land District for Lease by Public Auction.*

North Auckland District Lands and Survey Office,  
Auckland, 12th November, 1928.

NOTICE is hereby given that the undermentioned education reserves will be offered for lease by public auction at the North Auckland District Lands and Survey Office, Auckland, on Thursday, 20th December, 1928, at 10.30 o'clock a.m., under the provisions of the Education Reserves Act, 1908, and amendments, and the Public Bodies' Leases Act, 1908.

SCHEDULE.

NORTH AUCKLAND LAND DISTRICT.

*Mangonui County.—Mangatete Parish.*

SECTION 64A: Area, 210 acres 0 roods 18 perches. Upset annual rent, £21.

Weighted with £4, valuation for improvements consisting of shack, 12 ft. by 9 ft., wooden floor, iron roof, and chimney, to be paid for in cash.

The section is situated fronting Fisher's Road, about five miles from Fairburns Post-office and school and twelve miles from Kaitaia. There are about 25 acres limestone country in fern; 15 acres poor clay land in fern; balance limestone country in bush, containing scattered kauri, rimu, puriri, totara, taraire. Section is well watered by small streams. Altitude, 400 ft. to 800 ft. above sea-level.

*Special Condition.*—The lessee may cut, fell, clear off, and carry away any of the timber standing or lying on the land, or any part thereof, for the purpose of clearing the said land for cultivation, and may use any part of the said timber for fencing or other purposes connected with the occupation and cultivation of the said land, but not for sale: Provided always that the lessee shall not remove any of the timber standing or lying on the said land for any purpose whatsoever without having first obtained the written consent of the Commissioner of Crown Lands.

*Mangonui County.—Ahipara Parish.*

Lots 1 and 3 on D.P. 19156, part Allotments 27 and 28: Area, 236 acres 2 roods 20 perches. Upset annual rent, £35.

Weighted with £17, valuation for improvements consisting of 17 chains of fencing, to be paid for in cash.

Situated about one mile and a half off the Ahipara-Kaitaia Road, three miles from Pukepoto Post-office and school, and seven miles and a half from Kaitaia. Soil is peat, resting on clay and sandstone formation. Land more or less covered with fern and tea-tree, with paspalum scattered throughout. Gorse has a fair holding. No improvements other than fencing mentioned above.

NOTE.—This section is within the boundaries of the Kaitaia Drainage District.

*Hokianga County.—Town of Rawene.*

Sections 11 and 12: Area, 1 rood 35 perches. Upset annual rent, £5.

Weighted with £12, valuation for improvements consisting of 4 chains of fencing, cultivation, fowl-house and run; to be paid for in cash.

Situated on the waterfront in the Town of Rawene. Suitable for residential purposes.

*Hokianga County.—Town of Hokianga.*

Section 144: Area, 1 rood. Upset annual rent, £2 5s.

Weighted with £260, valuation of improvements consisting of four-roomed dwelling, 26 ft. by 24 ft. rimu timber, iron roof; also orchard; to be paid for in cash.

Situated fronting Parnell Street in the Town of Rawene. Undulating land. Suitable for residential purposes.

*Whangarei County.—Town of Grahamtown.*

Lot 1 on D.P. 19792, part Allotments 18 and 19: Area, 1 rood 26.9 perches. Upset annual rent, £2 10s.

Lots 2 and 3 on D.P. 19792, part Allotment 19 and Allotment 134: Area, 1 rood 12.6 perches. Upset annual rent, £6 10s.

Lot 4 on D.P. 19792, part Allotment 18: Area, 21.2 perches. Upset annual rent, £1 10s.

The sections are situated at Onerahi, fronting the main Onerahi-Whangarei Road. The soil is semi-volcanic of poor quality, resting on blue rock formation. Land varies from flat to undulating and broken, and for the most part is covered with tea-tree, with patches of grass and blackberry. Sections are poorly watered, but the municipal supply is available. Suitable for residential purposes.

*Hobson County.—Okahu Parish.*

Sections 98 and 99: Area, 199 acres 1 rood 31 perches. Upset annual rent, £5.

Weighted with £6 valuation for improvements consisting of half-share in twelve chains of boundary-fence, totara posts, four wires, no battens; to be paid for in cash.

Situated about eleven miles from Waiotira Railway-station, by clay road. About 16 acres gum-swamp; balance steep to undulating gum-land covered with stunted tea-tree and fern. Soil is poor clay resting on clay formation. Poorly watered by swamps. Altitude, 300 ft. to 400 ft. above sea-level.

*Otamatea County.—Mareretu Parish.*

Sections 164 and 167: Area, 243 acres 1 rood 30 perches. Upset annual rent, £10.

Weighted with £30, valuation for improvements consisting of forty chains of fencing, to be paid for in cash.

Situated at Mareretu on what is known as the Old North Road. Nearest school at Taipuha, about three miles distant. Poor, rough country, mostly covered with tea-tree. About 50 acres of bush portion was burnt at one time and sown in grass, but now is mostly reverted to scrub and fern. Soil is clay resting on clay formation. Well watered by streams. No buildings. Altitude, 250 ft. to 600 ft. above sea-level.

*Eden County.—Titirangi Parish.—Auckland City.*

Sections 179 and 180: Area, 8 acres 3 roods 30 perches. Upset annual rent, £10.

Situated fronting Boundary Road, off Myers Road, about one mile and a half from Avondale Railway-station. Undulating country. Soil is poor clay on clay formation. Has been ploughed and grassed, but paspalum has now taken charge. No buildings.

*Papakura Town District.—Papakura Village.*

Lot 47 of Section 2: Area, 2 roods 28.4 perches. Upset annual rent, £3.

Lot 58 of Section 2: Area, 32 perches. Upset annual rent, £3.

The sections are situated facing Wood Street, in the Town of Papakura, about five minutes walk from post-office, and ten minutes walk from railway-station. Soil is clay on clay formation. Sections are suitable for residential purposes.

Papakura is situated twenty miles from Auckland on the south railway-line. About an hour's run in the train, being within the suburban area.

ABSTRACT OF TERMS AND CONDITIONS OF LEASE.

1. Six month's rent at the rate offered, loading for improvements, and £2 2s. (lease fee) must be deposited on acceptance of bid.
2. Term of lease: Twenty-one years, with perpetual right of renewal for further similar terms at rentals based on fresh valuations under the provisions of the Public Bodies' Leases Act, 1908.
3. Rent payable half-yearly in advance.
4. Lessee to maintain in good substantial repair all buildings, drains, and fences; to keep clear all creeks, drains, ditches, and watercourses; to trim all live hedges; and yield up all improvements in good order and condition at the expiration of his lease.
5. Lessee not to transfer, sublet, or subdivide without the consent of the Land Board.
6. Lessee not to use or remove any gravel without the consent of the Land Board.
7. Lessee not to carry on any noxious, noisome, or offensive trade upon the land.
8. No liability is accepted on the part of the Crown or of the Land Board to pay to the lessee any compensation for improvements, but if the lease is not renewed upon expiration, or if it is sooner determined, the new lease offered for disposal by public competition will be subject to payment by the incoming tenant of an amount equal to the value of buildings and improvements effected by the original lessee; and the amount so paid by the incoming tenant shall be paid to the original lessee without any deduction except for rent or other payments in arrear.
9. Lease liable to forfeiture if conditions are violated.
10. Lessee to keep buildings insured.
11. Interest at the rate of 10 per cent. per annum to be paid on rent in arrear.

Sale plans and full particulars may be obtained from the Commissioner of Crown Lands, North Auckland.

O. N. CAMPBELL,  
Commissioner of Crown Lands.