

Settlement and Crown Land in Taranaki Land District for Selection on Renewable Lease.

District Lands and Survey Office,
New Plymouth, 28th January, 1929.

NOTICE is hereby given that the undermentioned sections are open for selection on renewable lease under the Land for Settlements Act, 1925, and the Land Act, 1924; and applications will be received at the District Lands and Survey Office, New Plymouth, up to 4 o'clock p.m. on Monday, 25th February, 1929.

Applicants must appear personally for examination at the District Lands and Survey Office, New Plymouth, on Wednesday, the 27th February, 1929, at 10 o'clock a.m.; but if any applicant so desires he may be examined by the Land Board of any other district.

The ballot will be held immediately upon the conclusion of the examination of applicants.

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.—SETTLEMENT LAND.—SECOND-CLASS LAND.

Waitomo County.—Karu Settlement.

SECTION 5S: Area, 262 acres. Capital value, £300. Renewable lease: Half-yearly rent, £7 10s.

Exempt from payment of rent for a period of four years providing improvements to the value of £30 are effected annually during exemption period.

This section is situated on the Kohua Road about eight miles from Piopio, which is about sixteen miles from Te Kuiti Railway-station. Access can only be obtained from Kopaki Railway-station, which is about fourteen miles distant. Generally the area comprises easy to steep slopes.

About 10 acres is in swamp, about 170 acres in light bush and fern, and the balance in heavy bush. It is well watered by springs and creeks. The soil is of medium quality on clay and papa formation. Altitude above sea-level, 700 ft. to 1,000 ft.

ABSTRACT OF CONDITIONS OF LEASE.

Land in First Schedule.

1. Term of lease: Thirty-three years, with a perpetual right of renewal for a further successive term of thirty-three years, and a right to acquire the freehold.
2. Rent: Five 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.
7. Successful applicants to execute lease within thirty days after being notified that it is ready for signature.
8. Lessee to reside continuously on the land, and pay all rates, taxes, and assessments.
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. Transfer not allowed until expiration of fifth year of lease, except under extraordinary circumstances, and then only with permission.
11. Roads may be taken through the land at any time within seven years; twice the original value to be allowed for area taken for such roads.
12. Lease is liable to forfeiture if conditions are violated.

SECOND SCHEDULE.

CROWN LAND.—SECOND-CLASS LAND.

Waitomo County.—Mapara Survey District.

SECTIONS 1, 11, and 13, Block XII: Area, 799 acres 3 roods 33 perches. Capital value, £880. Renewable lease: Half-yearly rent, £17 12s.

Exempt from payment of rent for a period of three years providing improvements to the value of £88 are effected annually during exemption period.

Weighted with £1,770, valuation for improvements comprising dwelling, wool-shed, shed, about 570 chains fencing, and about 500 acres felling and grassing. This amount is either payable in cash or may be secured on first mortgage by arrangement with the State Advances Department.

This property is situated about fourteen miles from Kopaki Railway-station. It is subdivided into eleven paddocks. About 10 acres have been ploughed, 80 acres in good pasture, about 320 acres in fair pasture; balance area is in bush. It is well watered by streams. With top-dressing and re-grassing it is estimated to carry a herd of 15 dairy cows, about 100 ewes, and about 60 head of cattle.

Sections 6 and 7, Block XII: Area, 217 acres. Capital value, £370. Renewable lease: Half-yearly rent, £7 8s.

Exempt from payment of rent for a period of two years providing improvements to the value of £35 are effected annually during the exemption period.

Weighted with £130, valuation for improvements comprising dwelling, approximately 155 chains fencing, and about 100 acres felling and grassing. This amount is either payable in cash or may be secured on first mortgage by arrangement with the Superintendent, State Advances Office.

Property is situated about fifteen miles from Kopaki Railway-station. It is subdivided into six paddocks. Well watered by creeks and springs. About 50 acres is in fair pasture and about 82 acres in standing bush; balance area is in scrub and manuka. The estimated carrying capacity in present condition is 70 dry sheep.

Ohura County.—Heao Survey District.

Section 7, Block VII: Area, 509 acres. Capital value, £450. Renewable lease: Half-yearly rent, £9.

Exempt from payment of rent for a period of three years providing improvements to the value of £45 are effected annually during exemption period.

Weighted with £1,200, valuation for improvements comprising four-roomed house (good order), approximately 225 chains fencing (fair order), and about 370 acres felling and grassing. This amount is either payable in cash or may be secured on first mortgage by arrangement with the Superintendent, State Advances Department.

The section is situated about twenty miles from the Ohura Railway-station and about two miles from the Opatu School. It comprises fair quality soil on papa formation, and is subdivided into five paddocks. Well watered by streams. Present estimated carrying capacity is 250 ewes, 100 dry sheep, and 30 cattle. Pastures are in good order.

Ohura County.—Rangi Survey District.

Section 10, Block I: Area, 458 acres. Capital value, £460. Renewable lease: Half-yearly rent, £9 4s.

Exempt from payment of rent for a period of three years providing improvements to the value of £46 are effected annually during exemption period.

Weighted with £900, valuation for improvements comprising house, about 165 chains fencing, and about 200 acres felling and grassing. This amount is either payable in cash or may be secured on first mortgage by arrangement with the Superintendent, State Advances Department.

The property is situated about seven miles from the Okahukura Railway-station and dairy-factory, and about five miles from Rangi School. It is well watered by creeks. About 258 acres is in standing bush. The balance area has been felled and grassed, and of this about 80 acres is in fair pasture. It is subdivided into three paddocks. Fences are in fair order. In its present condition it is estimated to carry 100 ewes, 50 dry sheep, and 10 head cattle.

Whangamomona County.—Upper Waitara Survey District.

Section 2, Block XVI: Area, 1,417 acres. Capital value, £360. Renewable lease: Half-yearly rent, £7 4s.

Exempt from payment of rent for a period of ten years providing improvements to the value of £36 are effected annually during exemption period.

Weighted with £930, valuation for improvements, comprising house, wool-shed, and yards, about 90 chains fencing, and about 600 acres felling and grassing. This amount is either payable in cash or may be secured on first mortgage by arrangement with the Superintendent, State Advances Department.