

A grazing-farm on the Kopuha Road, about five miles and a half from Ohura Railway-station and school. About 30 acres undulating land; balance hilly. Well watered. Good soil. Estimated carrying-capacity in present condition, 200 sheep and 20 head cattle.

Waitomo County.—Aria Survey District.

Sections 3 and 5, Block VI, and Section 11, Block II: Area, 646 acres. Capital value, £800. Half-yearly rent, £16.

Exempt from payment of rent for a period of five years, provided improvements to value of £80 are effected annually.

Weighted with £3,100, value of improvements comprising dwelling, cow-shed and yards, wool-shed and yards, whare, and shed, about 520 chains fencing. About 370 acres fair pasture, and about 40 acres ploughing. This amount is either payable in cash or may by arrangement be left on first mortgage to the Superintendent, State Advances Department.

Property is situated on the Paro Road, about eight miles from the Aria Dairy Factory, post-office, store, &c., and about two miles from the Kaeaea School. Section 11 comprises good dairying country of which about 35 acres have been ploughed. Sections 3 and 5 are suitable for grazing, with a little dairying. Estimated carrying capacity: 45 dairy cows, 170 ewes, 140 hoggets, and 60 head cattle. With top-dressing, stumping, and ploughing, carrying-capacity could be increased considerably.

Waitomo County.—Mapara Survey District.

Section 10, Block XI: Area, 190 acres 2 roods. Capital value, £330. Half-yearly rent, £6 12s.

Exempt from payment of rent for a period of three years, providing improvements to the value of £33 are effected annually during exemption period.

Weighted with £280, value of improvements comprising house (four rooms), shed, about 170 chains fencing, and approximately 100 acres grass. This amount is either payable in cash or may by arrangement be left on first mortgage to the State Advances Department.

Situated about sixteen miles from Waimiha Railway-station; about two miles from Mokauiti School, and about twelve miles from Aria Dairy Factory. Section has all been felled, but the centre portion (which comprises broken country) has somewhat reverted. About 20 acres flat in front, the remainder hilly to steep. Subdivided into four paddocks, and in present condition is estimated to carry 50 dry sheep and 8 dairy cows. Subdivided into four paddocks.

Section 3, Block IV: Area, 346 acres. Capital value, £350. Half-yearly rent, £7.

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

Weighted with £710, valuation for improvements comprising whare, shed, about 300 chains fencing, and approximately 160 acres felled and grassed. Of this amount £580 may be paid in cash or taken over by way of mortgage to the State Advances Department; the balance of £130 must be paid in cash.

This property is situated about five miles from Kopaki Railway-station and about four miles from Aramatai School. This section is of rhyolite formation. About 150 acres ploughable, including 40 acres flat. Warm lying country, northerly aspect.

ABSTRACT OF CONDITIONS OF LEASE.

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 in advance 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.

Full particulars may be obtained from the Commissioner of Crown Lands, New Plymouth.

W. D. ARMIT,
Commissioner of Crown Lands.

Lands in Wellington Land District for Sale under the Provisions of the Hutt Valley Lands Settlement Act, 1925.

District Lands and Survey Office,

Wellington, 12th August, 1929.

NOTICE is hereby given that the undermentioned sections will be offered for sale at the Conference Hall, Dominion Farmers' Buildings, Wellington, at 7.30 o'clock p.m., on Wednesday, the 2nd October, 1929.

The sections may be purchased for cash; for cash by instalments; or on special deferred payments under the provisions of the Hutt Valley Lands Settlement Act, 1925, and the Land for Settlements Act, 1925.

SCHEDULE.

WELLINGTON LAND DISTRICT.—LOWER HUTT BOROUGH.

Belmont Survey District.—Hutt Valley Settlement.

Section.	Block.	Area.	Section.	Block.	Area.
4	LII	0 0 23-41	16	LIII	0 0 24-0
15	"	0 0 32	17	"	0 0 24-0
18	"	0 0 23-82	18	"	0 0 24-0
1	LIV	0 0 23-32	19	"	0 0 24-0
2	"	0 0 21-53	20	"	0 0 24-0
3	"	0 0 22-98	21	"	0 0 23-68
4	"	0 0 24-28	1	LVI	0 0 23-49
7	"	0 0 24-33	2	"	0 0 23-99
8	"	0 0 24-45	3	"	0 0 23-99
9	"	0 0 25-94	4	"	0 0 23-99
28	"	0 0 27-27	5	"	0 0 23-99
30	"	0 0 27-27	6	"	0 0 23-99
31	"	0 0 27-27	10	LIV	0 0 27-61
33	"	0 0 25-97	13	"	0 0 20-77
44	"	0 0 25-54	14	"	0 0 20-48
49	"	0 0 30-27	16	"	0 0 21-33
50	"	0 0 24-66	22	"	0 0 27-27
51	"	0 0 26-97	23	"	0 0 27-27
56	"	0 0 29-03	24	"	0 0 27-27
4	LIII	0 0 30-72	25	"	0 0 27-27
5	"	0 0 31-67	26	"	0 0 27-27
6	"	0 0 28-05	27	"	0 0 27-27
10	"	0 0 24-0	7	LVI	0 0 23-99
11	"	0 0 24-0	8	"	0 0 23-99
12	"	0 0 24-0	10	"	0 0 23-99
13	"	0 0 24-0	11	"	0 0 23-99
14	"	0 0 24-0	12	"	0 0 23-99
15	"	0 0 24-0	13	"	0 0 23-99

The block of the Hutt Valley Settlement now under offer is situated south of the Woburn Railway-station, and lies between the new railway workshops and the Waiwetu River. Bell Road, which traverses the block, will shortly become the main thoroughfare between the Hutt Valley and the Eastern Bays. The bridge over the Waiwetu is now practically finished, and will provide for direct access to the Industrial Area.

The block has been subdivided into residential sites, varying in area from 20 to 30 perches, with adequate frontage, and the prices fixed should be within the reach of every one's pocket.

Street formation, storm-water drainage, high-pressure water-supply, and sewerage are now completed, and with the provision of gas and electric lighting, this subdivision will provide all the amenities that can be desired.

A recreation-ground of approximately 4 acres and a school-site of 5 acres have been provided in this subdivision.