

Opening Land in 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, and the amendments thereof, I, General Sir Charles Fergusson, Baronet, Governor-General of the Dominion of New Zealand, do hereby declare and provide as follows, this is to say:—

1. The rural land enumerated in the Schedule hereto is hereby set apart for disposal by way of sale or selection on Friday, the thirteenth day of December, one thousand nine hundred and twenty-nine, at the price specified in the said Schedule, and for the purposes of section one hundred and thirty-three of the Land Act, 1924, shall be deemed to be "light-bush land."

2. The said land may be purchased for cash or on deferred payments, or be selected on renewable lease.

3. No general rate shall be levied or collected by any local authority from the said land for a period of two years from the date from which such land is disposed of, and no local authority shall have power to levy or collect any such rate from such land during such period.

4. After the first half-year's rent (or the deposit on deferred payments, as the case may be) has been paid by the selector, the further instalments of rent (or such parts of the instalments on deferred payments as consist of interest), payable by him for a period of two years shall not be demanded: Provided that if at any time during the first five years of his occupancy the selector disposes of his interest in the land, the rent or interest so conceded shall be paid by him in full, and thereupon the Land Board may remit such instalments of rent or interest payable by the incoming tenant, not exceeding in the aggregate the amount previously conceded to the selector, as the Board shall think fit.

SCHEDULE.

AUCKLAND LAND DISTRICT.—THIRD-CLASS LAND.

(Exempt from payment of rates, rent, or interest for a period of two years.)

Rotorua and Whakatane Counties.—Rotoma Survey District.

SECTION 3, Block XI: Area, 271 acres. Capital value, £70. Deposit on deferred payments, £5; half-yearly instalment on deferred payments, £2 2s. 3d. Renewable lease: Half-yearly rent, £1 8s.

Weighted with £290, value of improvements, comprising dwelling (three rooms and bathroom), garage, 12 chains internal fencing, 90 chains road-boundary fencing, 10 chains boundary-fencing, and felling and grassing. Repayable either in cash or by a cash deposit of £50; the balance to be secured on instalment mortgage over a period of fifteen years, with interest at 5½ per cent. Half-yearly instalment, £11 17s.

A remission of the interest-charges under the mortgage will be granted for two years conditional upon improvements being effected annually to an equivalent value.

The property, which is suitable for grazing, is situated on the Matahi Road, four miles from Lake Rotoma Post-office and school, also four miles from Manawahe School, sixteen miles from Matata Railway-station, and forty-six miles from Te Puke.

Section comprises easy to steep hill country, with approximately 15 acres ploughable along road frontage when stumped and cleared. Originally all in bush, of which approximately 40 acres have been felled and burnt, but not grassed; 30 acres have been ploughed and grassed, now wholly reverted; balance still in bush; poorly watered by lagoon at back of section. The soil is a light loam, resting on pumice and sandstone formation. Badly infested with ragwort.

Special Condition: The selector is required to fence the northern boundary of the section immediately upon selection, and no stock is to be placed upon the land until such fencing is completed.

As witness the hand of His Excellency the Governor-General, this 30th day of November, 1929.

JOHN G. COBBE, for Minister of Lands.

Opening Settlement Land in Southland Land District for Selection on Renewable Lease.

CHARLES FERGUSSON, Governor-General.

IN pursuance and exercise of the powers and authorities conferred on me by the Land Act, 1924, and the Land for Settlements Act, 1925, and amendments, I, General Sir Charles Fergusson, Baronet, Governor-General of the Dominion of New Zealand, do hereby declare that the lands described in the Schedule hereto shall be open for selection on renewable lease on Tuesday, the fourteenth day of January,

one thousand nine hundred and thirty, 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.

SOUTHLAND LAND DISTRICT.—FIRST-CLASS LAND.—SETTLEMENT LAND.

Southland County.—Winton Hundred.—Tamatea Settlement.

SECTION 1s: Area, 181 acres 3 roods 23 perches. Capital value, £3,420: Half-yearly rent, £85 10s. Cash payment for buildings, £30.

Section 2s: Area, 116 acres 2 roods 14 perches. Capital value, £2,625. Half-yearly rent, £65 12s. 6d. Half-yearly instalment on buildings, £9 18s. 11d.

Section 3s: Area, 131 acres 0 roods 14 perches. Capital value, £3,235. Half-yearly rent, £80 17s. 6d. Half-yearly instalment on buildings, £10 10s. 8d.

Section 4s: Area, 196 acres 2 roods 22 perches. Capital value, £3,990. Half-yearly rent, £99 15s.

Section 5s: Area, 120 acres 1 rood 32 perches. Capital value, £2,710. Half-yearly rent, £67 15s.

Section 6s: Area, 120 acres 3 roods 34 perches. Capital value, £2,650. Half-yearly rent, £66 5s. Half-yearly instalment on buildings, £14 16s.

Section 7s: Area, 109 acres 1 rood 20 perches. Capital value, £2,310. Half-yearly rent, £57 15s. Half-yearly instalment on buildings, £5 3s. 9d.

IMPROVEMENTS.

Improvements, included in the capital values, comprise boundary and subdivisional fencing and boundary and internal ditches, and are as follows:—

Section 1s, fencing valued at £52 5s. 3d., and ditches valued at £42 15s.; Section 2s, fencing valued at £86 13s. 9d., and ditches valued at £36 3s. 6d.; Section 3s, fencing valued at £76 5s., and ditches valued at £91 10s.; Section 4s, fencing valued at £44 10s., and ditches valued at £52 16s.; Section 5s, fencing valued at £84 19s., and ditches valued at £78 10s.; Section 6s, fencing valued at £84 9s., and ditches valued at £46; and Section 7s, fencing valued at £64 17s. 6d., and ditches valued at £113 5s.

Improvements, not included in the capital values, but which are to be paid for separately, are as follows:—

Section 1s: Old two-roomed cottage, shed, and yards, valued at £30; payable in cash.

Section 2s: Six-roomed cottage and outbuildings, stable, garage, sheds, and plantation, valued at £255; payable in cash or by forty-two half-yearly instalments of £9 18s. 11d. Total half-yearly payments on lease, £75 11s. 5d.

Section 3s: Five-roomed cottage and leanto, stable and barn, and old sheds, valued at £270; payable in cash or by forty-two half-yearly instalments of £10 10s. 8d. Total half-yearly payments on lease £91 8s. 2d.

Section 6s: Five-roomed cottage, stable, barn and cow-byre, sheep-yards, windmill and trough, plantation, &c., valued at £380; payable in cash or by forty-two half-yearly instalments of £14 16s. 5d. Total half-yearly payments on lease £81 1s. 5d.

Section 7s: Shed (with concrete floor) and power line, valued at £60; payable in cash or by fourteen half-yearly instalments of £5 3s. 9d. Total half-yearly payments on lease £62 18s. 9d.

GENERAL.

Tamatea Settlement is situated about two miles and a half from Winton Township, by good roads. The land is all level river-flat of first-class quality. It is well drained, has all been cultivated, and is principally in good pasture. It is suitable for dairying.

Possession will be given on the 1st April, 1930, from which date the rent will commence. Successful applicants, however, will be permitted to take fencing and building material on to their holdings immediately after the ballot. The areas of sections are subject to slight alteration on completion of survey.

NOTE: In fixing the values of Sections 1s and 4s only the sound land, as shown on the plan, has been taken into account, and in each case a nominal value only has been placed on the balance of the areas.

SPECIAL CONDITIONS.

Where a ditch forms the boundary between two sections, or where the ditch is adjacent to such boundary, the lessees on both sides shall be equally responsible for cleaning and maintaining the ditch, and each lessee shall have the right to drain into such ditch.