

Opening Settlement Lands in North Auckland Land District for Selection.

BLREDISLOE, 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, Charles, Baron Bledisloe, Governor-General of the Dominion of New Zealand, do hereby declare that the settlement land described in the Schedule hereto shall be open for selection on renewable lease on Monday, the eighteenth day of August, one thousand nine hundred and thirty, at the rental mentioned in the said Schedule; and I do also declare that the said land shall be leased under and subject to the provisions of the said Acts.

SCHEDULE.

NORTH AUCKLAND LAND DISTRICT.—SETTLEMENT LAND.—FIRST-CLASS LAND.

Mangonui County.—Awanui Settlement.

SECTION 1s: Area, 71 acres 2 roods 8 perches. Capital value, £1,410. Half-yearly rent, £35 5s.

Section 2s: Area, 73 acres 3 roods. Capital value, £1,575. Half-yearly rent, £39 7s. 6d.
Loading for buildings, £640.

Section 3s: Area, 66 acres 0 roods 30 perches. Capital value, £1,320. Half-yearly rent, £33.

Section 4s: Area, 70 acres. Capital value, £1,445. Half-yearly rent, £36 2s. 6d.
Loading for buildings, £290.

Section 5s: Area, 69 acres. Capital value, £1,585. Half-yearly rent, £39 12s. 6d.

Section 6s: Area, 54 acres 1 rood. Capital value, £1,285. Half-yearly rent, £32 2s. 6d.

Section 7s: Area, 65 acres 1 rood 16 perches. Capital value, £1,565. Half-yearly rent, £39 2s. 6d.
Loading for buildings, £275.

Purchased from Messrs. Spain, Brown, and Co., Ltd., and Mr. J. A. Maria.

The Awanui Settlement is situated alongside Awanui, and six miles from Kaitaia. Dairy factory and wharf are on the opposite side of road, fronting Sections 6s and 7s. The land is all level and in grass, and very suitable for dairying. The present carrying-capacity varies from 26 to 36 dairy cows, and could be increased to from 36 to 50 dairy cows by top-dressing and erection of further subdivisive fences. Soil is loam on clay. Artesian bores supply water to most of the sections and further water can be obtained by boring.

Improvements included in the capital value:—

Section 1s: 12½ chains road fencing and 60 chains internal fencing, valued at £63; drains, £35; plantations, £35: Total, £133.

Section 2s: 13½ chains road fencing, 142 chains internal fencing, valued at £155; drains, £66; four artesian wells, £50; other improvements, £33: Total, £304.

Section 3s: 13½ chains road fencing, 101 chains internal fencing, valued at £81 10s.; artesian well, £10; drains, £40; other improvements, £25: Total, £156 10s.

Section 4s: 12½ chains road fencing, 18 chains boundary-fencing, and 71 chains internal fencing, valued at £77; drains, £70; artesian wells, £40: Total, £177.

Section 5s: 14 chains road fencing, 124 chains internal fencing, and 7 chains boundary-fencing, valued at £131; drains, £64; artesian well and trough, £15: Total, £210.

Section 6s: 41 chains road fencing, 7 chains boundary and 44 chains internal fencing, valued at £112; drains, £35; artesian well and trough, £25: Total, £172.

Section 7s: 20 chains road fencing, 87½ chains internal and 5 chains boundary-fencing, valued at £139; artesian well, other improvements, £35: Total, £194.

Buildings.—The buildings which are not included in the capital value, but which have to be paid for separately, are as follows:—

Section 2s: Dwelling of five rooms, pantry, scullery, leanto, and cow-byre, valued at £640. Payable in cash or by forty half-yearly instalments of £25 13s. 8d.

Section 4s: Dwelling of four rooms, cow-byre, and implement-shed, valued at £290. Payable in cash or by forty half-yearly instalments of £11 12s. 9d.

Section 7s: Dwelling (two storeys), cow-byre with concrete floor, and implement-shed, valued at £275. Payable in cash or by forty half-yearly instalments of £11 0s. 7d.

As witness the hand of His Excellency the Governor-General, this 9th day of July, 1930.

E. A. RANSOM, Minister of Lands.

(L. and S. 21/149/620.)

Opening Settlement Lands in Canterbury Land District for Selection.

BLREDISLOE, 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, Charles, Baron Bledisloe, 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 Thursday, the seventh day of August, 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.

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

MacKenzie County.—Tengawai Survey District.—“Brinklands” Settlement.

SECTION 1s: Area, 369 acres 3 roods 27 perches. Capital value, £5,805. Deposit on buildings, £9. Renewable lease: Half-yearly rent, £145 2s. 6d.

Loading for buildings, £180; half-yearly building instalment, £7 0s. 5d.

Section 2s: Area, 389 acres 3 roods 23 perches. Capital value, £5,175. Deposit on buildings, £15. Renewable lease: £129 7s. 6d.

Loading for buildings, £610; half-yearly building instalment, £19 14s. 6d.

Section 3s: Area, 360 acres 2 roods. Capital value, £5,560. Deposit on buildings, £30. Renewable lease: half-yearly rent, £139.

Loading for buildings, £1,180; half-yearly building instalment, £38 3s. 1d.

DESCRIPTION.

Situated one mile and three-quarters from Fairlie Township by good metalled roads. Mostly flat land, with small terraces and some swamps. Soil varies from fair sweet country to good heavy soil on clay and shingle, showing stony patches in parts. Well watered, and should carry 1½ ewes to the acre as well as cows, and provide feed for stock and team. Suitable for dairying and cropping or mixed farming generally. Cream lorry passes.

ABSTRACT OF CONDITIONS OF LEASE.

1. Term of lease: Thirty-three years, with a perpetual right of renewal for further successive terms 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 next is payable on 1st January, 1931.

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 lands 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.

Notice re Drainage.

Contracts for carrying out of extensive drainage works on Sections 1s and 3s have been let by the Department, the cost of same being included in the capital values of the sections concerned. These works are additional to drainage carried out by the former owners, and should be completed by the date of the ballot.