

New Zealand.



ANALYSIS.

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| <p>Title.</p> <p>Preamble.</p> <p>1. Short Title.</p> <p>2. Power to surrender lease. Present tenants to have option of new lease.</p> <p>3. Power to erect workers' dwellings.</p> | <p>4. Encumbrances to be paid off.</p> <p>5. Arbitration in case of dispute.</p> <p>6. Moneys to be paid out of the Land for Settlements Account.</p> <p style="text-align: center;">Schedule.</p> |
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1905, No. 51.

- Title.** AN ACT to enable the Epuni Hamlet (Lower Hutt) to be resumed. [31st October, 1905.]
- Preamble.** WHEREAS the land known as the Epuni Hamlet, and described in the Schedule hereto, has been disposed of as workmen's homes under "The Land for Settlements Consolidation Act, 1900," in areas of from about half an acre to about four acres and a half: And whereas it has been made to appear that owing to the unexpected and rapid rise in the value of the lands in the adjoining Borough of Lower Hutt and surrounding districts the rates now imposed by the local authorities are found to press heavily upon the tenants of the above hamlet, who are in consequence unable to profitably hold and utilise their lands in the present areas: And whereas the said tenants desire to obtain relief by having their areas reduced to such an extent as will enable them to profitably reside upon and occupy their respective sections, and upon such reasonable terms and conditions as will fairly and equitably safeguard their interests under their present leases:
- BE IT THEREFORE ENACTED** by the General Assembly of New Zealand in Parliament assembled, and by the authority of the same, as follows:—
- Short Title.** 1. The Short Title of this Act is "The Epuni Leases Surrender Act, 1905."
- Power to surrender lease. Present tenants to have option of new lease.** 2. (1.) Any person holding a lease of land within the area described in the Schedule hereto and known as the Epuni Hamlet may surrender the same to the Land Board, and shall thereupon be entitled without competition to a new lease of part of the land so surrendered for an area of not less than one-eighth acre or thereabouts.
- (2.) Such new lease shall be for the remainder of the term of the original lease, and shall be granted subject to the same conditions as

are contained in the original lease, the rent being calculated at the same rate as the rent reserved by the original lease.

(3.) The Land Board shall arrange, where necessary, for the removal of existing fences, and for the re-erection thereof or such portions thereof as may be required to enclose the area contained in such new lease.

3. (1.) The Minister of Lands is hereby authorised to subdivide the areas surrendered and not reallocated as provided for in the last preceding section into quarter-acre or one-eighth-acre sections or thereabouts, and to lay off and construct roads or streets, erect workers' dwellings, and dispose of the same in the manner provided by "The Workers' Dwellings Act, 1905."

Power to erect workers' dwellings.

(2.) For the purpose of constructing any such road or street the said Minister may take any portion of any allotment not so surrendered as may be necessary.

(3.) In any such case the lessee shall be entitled to compensation for any improvements made on the land so taken, and a proportionate abatement of rent shall be allowed to the lessee.

4. For the proper and efficient working of this Act the said Land Board is hereby empowered to call up and discharge any existing mortgages or other encumbrances that have been duly registered in the Land Transfer Office against any of the sections surrendered, by the payment of such amounts of principal and interest as may be found to be outstanding at the date of such discharge, or of so much thereof as may be necessary.

Encumbrances to be paid off.

5. Where a mutual agreement between the said Land Board and any tenant cannot be concluded as to the surrender value of such tenant's interest in the leased area so surrendered or taken, then the amount of such surrender value shall be determined by arbitration in the manner prescribed by "The Public Works Act, 1894"; provided that the Compensation Court set up for this purpose shall be that provided for in section nineteen of "The Land for Settlements Consolidation Act, 1900."

Arbitration in case of dispute.

6. All moneys payable under this Act shall be paid out of the Land for Settlements Account without further appropriation than this Act, and all moneys received under this Act shall be paid into that account.

Moneys to be paid out of the Land for Settlements Account.

SCHEDULE.

Schedule.

ALL that area containing by admeasurement 100 acres 3 roods 14 perches, more or less, being Section No. 449 and parts of Sections Nos. 30, 33, and 34, Hutt District, situated in Block XIV., Belmont Survey District. Bounded towards the north by Section No. 36, Hutt District, by the crossing of a road, by Section No. 36 aforesaid, by Section No. 450, and again by Section No. 36 aforesaid; towards the east generally by the Waiwetu Stream; towards the south generally by other parts of Section No. 34, by a public road, by the crossing of the said public road, by other part of Section No. 33 aforesaid, by parts of Section No. 30, by the Middle Waiwetu Road, again by parts of Section No. 30 aforesaid and the Middle Waiwetu Road aforesaid, and again by part of Section No. 30 aforesaid; and towards the west by Section No. 32.