

Land in North Auckland Land District for Selection on Renewable Lease.

North Auckland District Lands and Survey Office,
Auckland, 9th May, 1939.

NOTICE is hereby given that the undermentioned sections are open for selection on renewable lease under the Land Act, 1924; and applications will be received at the North Auckland District Lands and Survey Office, Auckland, up till 11 o'clock a.m. on Monday, 12th June, 1939.

Applicants should appear personally for examination at the North Auckland District Lands and Survey Office, Auckland, on Wednesday, 14th June, 1939, at 10.30 o'clock a.m., but if any applicant is unable to attend he may be examined by any other Land Board or by any Commissioner of Crown Lands.

Applicants are required to produce for inspection when examined documentary evidence of their financial position such as bank pass-books, certificates or letters of credit from managers of banks, financial institutions, or mercantile firms, or from private persons or parents undertaking to give financial assistance. Persons undertaking to assist financially should state to what extent they are prepared to do so and supply guarantees of their own financial position.

The ballot will be held immediately upon conclusion of the examination of applicants, and the successful applicants are required to pay immediately at conclusion of ballot a deposit comprising the first half-year's rent, broken-period rent, and lease fee.

SCHEDULE.

NORTH AUCKLAND LAND DISTRICT.—SECOND-CLASS LAND.

Mangonui County.—Opoe Survey District.

(Exempt from payment of rent for three years.*)

SECTIONS 87 and 88, Block V: Area, 133 acres 0 rods 8 perches. Capital value, £165; half-yearly rent, £3 6s.

Sections 89 and 90, Block V: Area, 93 acres 2 rods 20 perches. Capital value, £175; half-yearly rent, £3 10s.

Sections 91 and 94, Block V: Area, 106 acres 3 rods 35 perches. Capital value, £120; half-yearly rent, £2 8s.

Sections 92 and 93, Block V: Area, 100 acres 1 rod 21 perches. Capital value, £185; half-yearly rent, £3 14s.

*The rental exemption is conditional on improvements being effected annually during the concession period to the value set out hereunder in addition to the usual requirements under the Land Act: Sections 87 and 88, £16 10s.; Sections 89 and 90, £17 10s.; Sections 91 and 94, £12; Sections 92 and 93, £18 10s.

These sections comprise part of the Big Flat Area, which is situated approximately three miles from Waiharara Post-office, School, and Port. Access is from Awanui Port, which is fifteen miles distant, fourteen miles being by metalled road and the balance formed sandy road, passable practically at all times of the year. The sections comprise, for the most part, peaty swamp with low sandy ridges running through. As a result of drainage work carried out the swamp area has partly consolidated.

Sections 87 and 88 comprise mostly peat swamp, partly consolidated, with low sandy ridges. Covered with rushes and light tea-tree scrub. Soil is peaty in swamp and sandy loam on ridges. Well watered by springs.

Sections 89 and 90 comprise peat swamp of medium quality partly consolidated, covered with rushes and light tea-tree scrub with low sandy ridges running through. Soil varies from sandy loam to peaty swamp resting on sandstone formation; fairly well watered by springs. Altitude 30 ft. to 60 ft. above sea-level.

Sections 91 and 94 comprise fairly consolidated peat swamp with low sandy ridges. Soil varies from sandy loam to peat of an indifferent nature. Fairly well watered by springs, but this could be augmented by sinking.

Sections 92 and 93 comprise fair-quality peat swamp with approximately 20 acres of undulating hills of sandy soil. Swamp area practically consolidated. Covered in rushes and light tea-tree scrub. Well watered by springs and drains. Altitude 30 ft. to 70 ft. above sea-level.

Special condition.—It shall be incumbent on the selector to clear and keep clear all existing drains, or any drains that may in future be dug on the area selected; breach of this condition will render the lease liable to forfeiture.

Any further information required may be obtained from the undersigned.

L. J. POFF,
Commissioner of Crown Lands.

(H.O. 15/188; D.O. 17/525.)

Education Reserves in North Auckland Land District for Lease by Public Auction.

North Auckland District Lands and Survey Office,
Auckland, 9th May, 1939.

NOTICE is hereby given that the undermentioned education reserves will be offered for lease by public auction at the North Auckland District Lands and Survey Office, Auckland, at 2.30 o'clock p.m. on Thursday, 15th June, 1939, under the provisions of the Education Reserves Act, 1928, and the Public Bodies' Leases Act, 1908.

SCHEDULE.

NORTH AUCKLAND LAND DISTRICT.—EDUCATION RESERVES.

Hobson County.—Arapohue Survey District.

ALLOTMENT 1A: Area, 27 acres 1 rood 39.4 perches. Upset annual rental, £4.

Weighted with £40 for improvements, comprising 7 acres cleared and grassed, 11 chains boundary fencing, 24 chains road fencing, and a shack 10 ft. by 15 ft. This sum is payable in cash, or after payment of a deposit of £10 the balance may be paid in three annual instalments of £10, plus interest at 5 per cent. per annum.

This property is situated on the main Ruawai-Dargaville highway, about two miles from Tokatoka, and is well situated for cream-collection, stores, &c. Comprises level, partly-drained swamp land subject to floods. There are two bad maungas running through the section. Approximately 7 acres has been cleared and is in grass and rushes; 1 acre in high scrub, balance in raupo. Soil is alluvial clay resting on sandstone; fairly well watered (good water could be obtained by sinking). The section is suitable for farming in conjunction with adjacent land.

(H.O. 26/12658; D.O. E.R. 1606.)

Eden County.—Titirangi Parish.

Lot 6 of Allotment 16: Area, 1 rood. Upset annual rent, £1 10s.

Lot 7 of Allotment 16: Area, 1 rood. Upset annual rent, £1 15s.

Lot 8 of Allotment 16: Area, 1 rood. Upset annual rent, £1 10s.

These sections are situated in Margate Road, one mile and a quarter from Avondale Railway-station, and close to the main Blockhouse Bay Road. Land is undulating, in grass with horse in evidence; soil is clay resting on clay formation.

(H.O. 20/464; D.O. E.R. 1529.)

Abstract of Terms and Conditions of Lease.

1. Six months' rent at the rate offered, £2 2s. lease fee, and cost of registration to be deposited on acceptance of bid.
2. Term of lease, twenty-one years, with perpetual right of renewal for further similar terms at rentals based on fresh valuations under the provisions of the Public Bodies' Leases Act, 1908.
3. Rent payable half-yearly in advance.
4. Lessee to maintain in good substantial repair all buildings, drains, and fences; to keep clear all creeks, drains, ditches, and watercourses; to trim all live hedges; and yield up all improvements in good order and condition at the expiration of his lease.
5. Lessee not to transfer, sublet, or subdivide without the consent of the Land Board.
6. Lessee not to use or remove any gravel without the consent of the Land Board.
7. Lessee not to carry on any noxious, noisome, or offensive trade upon the land.
8. Lessee not to make improvements without the consent of the Land Board.
9. Lessee not entitled to any compensation for improvements; but if the lease is not renewed upon expiration, the new lease offered for disposal by public competition will be subject to payment by the incoming tenant of valuation for buildings and improvements effected by the original lessee with the consent of the Board; failing disposal, the land and buildings revert to the Crown without compensation.
10. Lease liable to termination if conditions are violated.
11. Lessee to keep buildings insured.
12. Interest at the rate of 10 per cent. per annum to be paid on rent in arrear.

Form of lease may be perused and any further particulars required may be obtained at the office of the undersigned.

L. J. POFF,
Commissioner of Crown Lands.