

## CROWN LANDS NOTICES

*Lands in North Auckland Land District for Selection on Optional Tenures*

North Auckland District Lands and Survey Office,  
Auckland, 29th May, 1945.

NOTICE is hereby given that the undermentioned sections are open for selection on optional tenures under the Land Act, 1924; and applications will be received at the North Auckland District Lands and Survey Office, Auckland, up to 3 o'clock p.m. on Monday, 16th July, 1945.

Applicants should appear personally for examination at the North Auckland District Lands and Survey Office, Auckland, on Wednesday, 18th July, 1945, 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 documentary evidence of their farming experience and financial position.

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

## SCHEDULE

## NORTH AUCKLAND LAND DISTRICT.—SECOND-CLASS LAND

*Mangonui County.—Mangonui Survey District*

SECTION 18, Block V: Area, 108 acres. Capital value, £80. Deposit on deferred payments, £10. Half-yearly instalment on deferred payments (term: ten years), £4 12s. Renewable lease: Half-yearly rent, £1 12s.

Weighted with £42 5s. (payable in cash) for improvements, comprising 18 chains boundary-fencing, 5 chains road-fencing, 10 chains internal fencing, and 3 acres cultivated and grassed.

This section is portion of the Taipa Block, one mile from Mangonui Post-office, School, and Port, twelve miles from Oruru Dairy Factory, and thirteen miles from Peria Saleyards. Access is by partly metalled road from the Kaitia-Mangonui Main Road. The property is watered by small springs and creek, and the soil is friable clay soil resting on ironstone. It has easy undulating land, steep in places, and is at present covered in tea-tree, gorse, hakea, and rushes. About three-quarters is ploughable; altitude 200-300 ft. above sea-level. A rather poor property suitable for grazing or winter run-off.

(H.O. 34/478; D.O. R.L. 1805.)

*Hokianga County.—Maungataniwha Survey District.—Omāhuta Block*

SECTION 15, Block XV: Area, 247 acres. Capital value, £425. Deposit on deferred payments, £25. Half-yearly instalment on deferred payments (term: twenty years), £16 12s. 4d. Renewable lease: Half-yearly rent, £8 10s.

Weighted with £620 for improvements, comprising dwelling (poor), washhouse, six-bail cow-shed, engine and separator room, old shed, boundary and subdivisional fencing, clearing, felling, and grassing.

This sum is payable in cash, or, after payment of a deposit of £50, the balance may be payable over a term of 25½ years by half-yearly instalments of £19 19s. principal and interest secured by mortgage.

The section is situated in the Omāhuta Block on Omāhuta Access Road, six miles from Omāhuta Post-office, two miles from School, and twenty-four miles from Okaihau Railway-station; cream collected. Access is by metalled side road four miles from Main North Road. The soil is good clay soil on sandstone and limestone; watered by springs and the Otukere Stream. Flat, undulating, easy, hill country, rising to fairly steep at the back of section. It has a southerly aspect generally, with some good sheltered gullies. The property is subdivided into four paddocks, and is suitable for dairying and grazing. 150 acres of bush has been felled and grassed and is in fair to poor pasture, balance is in natural state. Present carrying-capacity is about thirty cows, but ultimate carrying-capacity should be sixty cows and other stock.

(H.O. 34/222; D.O. M.L. 2679.)

Any further particulars required may be obtained from the undersigned.

L. J. POFF,  
Commissioner of Crown Lands.

*Education Reserves in North Auckland Land District for Lease*

North Auckland District Lands and Survey Office,  
Auckland, 29th May, 1945.

NOTICE is hereby given that the undermentioned education reserves are open for lease under the provisions of the Education Reserves Act, 1928, and the Public Bodies' Leases Act, 1908; and applications will be received at the North Auckland District Lands and Survey Office, Auckland, up to 4 o'clock p.m. on Monday, 16th July, 1945.

Applicants should appear personally for examination at the North Auckland District Lands and Survey Office, Auckland, on Wednesday, 18th July, 1945, at 10 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.

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

## SCHEDULE

## NORTH AUCKLAND LAND DISTRICT.—EDUCATION RESERVE

*Suburbs of Auckland*

Lot 12, D.P. 20147, being part Allotment 70 of Section 16: Area, 2 roods 6-3 perches. Annual rental, £33.

Lot 13, D.P. 20147, being part Allotment 70 of Section 16: Area, 2 roods 8-9 perches. Annual rental, £28 15s.

These two sections are building-sites in Waiata Avenue, Remuera, about five minutes from Remuera Post-office and Victoria Avenue shopping centre. Good tram service; modern conveniences available.

Lot 12 is quite a good building-site, sloping away from the road to a small stream.

Lot 13 falls away from the street, but is in a sheltered position and is suitable for building purposes.

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.

(H.O. 20/252; D.O. E.R. 1325.)

*Education Reserves in Southland Land District for Lease*

District Lands and Survey Office,

Invercargill, 29th May, 1945.

NOTICE is hereby given that the undermentioned education reserves are open for lease under the provisions of the Education Reserves Act, 1928, and the Public Bodies' Leases Act, 1908; and applications will be received at the District Lands and Survey Office, Invercargill, up to 4 o'clock p.m. on Tuesday, 10th July, 1945.

Applicants should appear personally for examination at the District Lands and Survey Office, Invercargill, on Thursday, 12th July, 1945, at 10 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.

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

## SCHEDULE

## SOUTHLAND LAND DISTRICT.—EDUCATION RESERVE

*Wallace County.—Township of Ohai Extension No. 8*

LOT 7: Area, 1 acre 3 roods 8 perches. Annual rental, £2 10s. Situated on Main Birchwood Road.

*Special Conditions*

1. The lease confers surface rights only, and the lessor hereby excepts and reserves unto the lessor, his successors, and assigns all coal-mines, veins, and seams of coal, and all other mines, metals, and minerals whatsoever, and all quarries of stone and deposits of gravel, scoria, sand, and clay, with full liberty and power for the lessor, his assigns, and licensees, and his or their workmen, servants, and agents at his and their free will and pleasure to search for, dig, work, and carry away the same, and for the better working the same mines and quarries, to erect furnaces, engines, and smelting-houses, and other requisite buildings, and to make and lay down and continue any railway, and to make drains, sluices, and cuts, and do every other act necessary or expedient for raising and carrying away all such coal, metals, minerals, stone, gravel, scoria, sand, and clay, doing as little injury as may be to the soil of the said premises, and making in the absolute discretion of the Board either reasonable compensation for the disturbance of the surface soil or abatement of the rent to an amount bearing the same proportion to the total rent hereby reserved as the rental value of the land disturbed bears to the rental value of the whole area of land hereby demised.

2. Lessee shall have no claim for compensation or otherwise against the lessor, or any other person or persons or body corporate whomsoever or whatsoever, for any loss which lessee may sustain on account of mining operations carried on below the surface of the demised land or lands adjoining.

*Winton Borough.—Town of East Winton*

Section 27, Block I: Area, 3 acres 2 roods 5 perches. Annual rental, £3.

Weighted with £15 (payable in cash) for improvements, comprising fencing, drain, and well.

Level, but low-lying; bounded on west by railway.

*Abstract of Conditions*

1. Possession will be given on day of sale.
2. Term of lease: Twenty-one years.
3. Perpetual right of renewal for further similar terms at rents on fresh valuations under the provisions of the Public Bodies' Leases Act, 1908.
4. Rent payable half-yearly in advance on 1st January and 1st July.
5. 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 to yield up all improvements in good repair and condition at the expiration of the lease.
6. Lessee not to carry on any noxious, noisome, or offensive trade on the land.
7. Lessee not to transfer, sublet, or subdivide without the consent of the Land Board.