

MAORI LAND NOTICE

Maori Land in North Auckland for Lease by Public Auction

The Tokerau District Maori Land Board,
Auckland, 17th November, 1949.

NOTICE is hereby given that the undermentioned land vested in the above Board under section 8 of the Maori Purposes Act, 1943, will be offered for lease in separate lots by public auction by Messrs. Thomson, Bagley, and Company, Limited, Whangarei, at 11 o'clock a.m. on Monday, the 5th day of December, 1949.

LANDS

All those parcels of land situate in Block XII, Whangarei Survey District, comprising certain lots in a plan of subdivision of part of the block of Maori land called Pukahakaha East 5b, as the same are more particularly set out below. Areas may be subject to slight alteration on completion of the survey plan.

Lot.	Area.			Upset Annual Rental.
	A.	R.	P.	
3	0	1	1.7	£ 6
4	0	1	6.8	£ 6
5	0	1	3.4	£ 6
6	0	1	1.1	£ 6
7	0	0	39	£ 6
12	0	0	36.8	£ 6
13	0	0	36.4	£ 6
14	0	0	36.1	£ 6
15	0	0	37.3	£ 6
16	0	1	4.6	£ 6
17	0	1	14.4	£ 6
18	0	1	17.5	£ 6
19	0	1	28.6	£ 6

Purchasers of leases will be required to make declarations under Part XII of the Maori Land Act, 1931.

Lot 11 is an access-way within the meaning of section 10 of the Land Subdivision in Counties Act, 1946.

Purchaser of lease of Lot 12 will be required to fence his complete boundary with access way without right of contribution from any source. Intending purchasers of leases of Lot 12 should also note

that no building or hoarding may be erected within five (5) ft. of the access-way. These lots are seaside sections situated at the mouth of the Pataua River at Patana. The subdivision and the terms of lease have been designed to provide for the attractive development of the area.

ABSTRACT CONDITIONS OF LEASE

1. Thirteen months rent at rate offered to be paid on fall of hammer.
2. Term twenty-one years with one right of renewal at 5 per cent. of unimproved value but not less than first term.
3. Lessee to use land for residential purposes and not to carry on any business without consent of Board.
4. Lessee to conform to a minimum building standard requiring approval of plans by Board. New materials and internal floor space not less than 250 square feet.
5. Lessee has right to remove at end of term (or if renewed at end of further term) all buildings erected by him during lease subject to prior right of Board to buy at valuation.
6. Lessee to repair and keep in repair all buildings and improvements.
7. Indigenous trees to be preserved.
8. Lessee to clear and keep clear of noxious weeds.
9. No assignment or sublease without consent and permitted assignee or sub-lessee to sign deed of covenant direct with Board.
10. Lessee to paint, to insure, and to fence in accordance with respective covenants.
11. Fencing covenant.
12. Lessee to pay rent yearly and to pay rates, taxes, and outgoings.
13. Electric-power Board's clause.
14. Lessor to have right to enter and view state of repair.
15. Lease liable to determination if conditions not observed.

I. PRICHARD, President,
The Tokerau District Maori Land Board, Auckland.
(M.A. 29/4/ Akld.)

CROWN LANDS NOTICES

Lands in the North Auckland Land District for Sale or Lease

North Auckland District Lands and Survey Office, Auckland, 22nd November, 1949.

NOTICE is hereby given that the undermentioned lands are open for sale or lease under the Land Act, 1948, and applications will be received at the North Auckland District Lands and Survey Office, Auckland, up to 4 o'clock p.m. on Friday, 20th January, 1950. Applicants may be required by the Commissioner of Crown Lands, acting on behalf of the Land Settlement Board, to appear personally at a place and time to be arranged in support of their applications.

The ballot will be held on Thursday, 2nd February, 1950, at the North Auckland District Lands and Survey Office at 2 o'clock p.m., and any persons who so wish may attend.

The successful applicants are required to pay immediately on notification of result, a deposit comprising the first half-year's rent or deposit on deferred payment, broken-period rent, and lease fee.

SCHEDULE

TOWN OF NGAWHA, BAY OF ISLANDS COUNTY

Section.	Area.	Rental Value or Purchase-price.	Deposit on Deferred Payments.	Deferred Payments : Half-yearly Instalment (Term : Ten years).			Renewable Lease : Half-yearly Rent (Term : Thirty-three Years).		
				£	s.	d.			
30	A. R. P.	£	£	£	s.	d.	£	s.	d.
32	0 0 39.8	50	10	2	10	5	2	5	0
34	0 1 11.8	55	10	2	16	9	2	9	6
35	0 1 38	55	10	2	16	9	2	9	6
36	0 1 25.5	50	10	2	10	5	2	5	0
37	0 1 23.3	50	10	2	10	5	2	5	0
38	0 0 32.5	45	10	2	4	1	2	0	6
39	0 0 37	45	10	2	4	1	2	0	6
40	0 0 33.5	45	10	2	4	1	2	0	6
41	0 0 37	45	10	2	4	1	2	0	6
42	0 1 7	45	10	2	4	1	2	0	6
43	0 0 33.6	50	10	2	10	5	2	5	0
44	0 0 39.3	50	10	2	10	5	2	5	0
45	0 0 32.8	50	10	2	10	5	2	5	0
46	0 0 32.3	45	10	2	4	1	2	0	6
47	0 0 30.8	45	10	2	4	1	2	0	6

Situated in Ngawha, which is about five miles and a half from Kaikohe, are hot springs of benefit to rheumatic sufferers.

The above sections are all some distance from the medicinal baths, being situated on a formed and metalled extension of Puia Street. Sections 41-47 are not as well drained as the other sections.

Priority will be given to applications from—

- (1) Ex-servicemen from World War II :
- (2) Persons who can produce medical certificates supporting a claim for priority.

Special Condition

In the interests of the future development of the township it is essential that some safeguards be provided against the erection of "shack" type buildings. Therefore, any disposals will be provisional only, to be confirmed when the selector establishes to the satisfaction of the Commissioner of Crown Lands that the building he intends to erect is of a reasonable standard. If a selector does not, within six months from the date of the ballot make definite arrangements for the erection of suitable buildings, the Crown reserves the right to cancel the allotment and redispense of the section.

Any further particulars required may be obtained from the undersigned.

(L. and S. 25/1297 ; D.O. 3/1547.)

BASIL KING, Commissioner of Crown Lands.