

SESSION II.  
1906.  
NEW ZEALAND.

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## EAST COAST NATIVE TRUST LANDS BOARD

(REPORT, BALANCE-SHEET, AND STATEMENT OF ACCOUNTS OF THE).

*Presented to both Houses of the General Assembly in pursuance of Section 13 of "The East Coast Native Trust Lands Act, 1902."*

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REPORT BY THE EAST COAST NATIVE TRUST LANDS BOARD.

SIR,—

Gisborne, 25th August, 1906.

The Board has the honour to submit the following report of its transactions during the past year, together with statements of its accounts to date.

In its last report the Board stated that the chief purposes for which it had been appointed had been fulfilled, but that the following matters still remained to be dealt with—namely, the adjustment of accounts as between the various interests in the estate, the settlement of large outstanding claims against the Trustees, and probably further realisation in connection therewith. The claims referred to have been settled. The question of adjusting the equities as between the beneficiaries, the Board considers, can only be satisfactorily dealt with by the Validation Court, as all matters in connection with the final settlement must be referred to that body, and it is within the knowledge of the Board that the course suggested would be the only one that would be approved of by the beneficiaries. The clauses in the Maori Lands Claims Adjustment and Laws Amendment Bill of 1905 empowering the Validation Court to make such adjustment were well calculated to facilitate a settlement on an equitable basis, and with the least possible expense and litigation; and the Board desires to express its regret that these clauses, as also that dealing with the proposed alterations in the constitution of the Board, did not pass. The Board earnestly hopes that the whole of the clauses will become law this session.

During the past year only one property has been disposed of—namely, parts of Sections 3 and 6 of Maraetaha No. 2, which were acquired by the Gisborne Borough Council for the purpose of a waterworks reserve. The more accessible of the Trust lands not yet dealt with, as those remaining in Tahora No. 2, are intended to be offered for lease as soon as arrangements for roading can be made. To open up the northern portion of the block, the Board is about to form two and a half miles of dray-road to connect with the nearest surveyed road, which is, however, merely a track, and the Board's lessees will form a mile of this track (to Williams's) and make it into a dray-road. Crown tenants in the neighbourhood purpose taking up the roading from this point, and will contribute towards widening out the present track and making it into a dray-road as far as Wharekopae. They are applying to the Government for assistance, and in view of the urgent need for the proposed work and the great advantage it will be to all settlers in that part of the district the Board hopes the Government will see its way to grant a substantial amount towards the cost. Unless the road is widened the large expenditure now being incurred by the Board and its lessees will be in vain. Settlement on all the lands sold and leased by the Board has been extremely satisfactory, and on this block is progressing vigorously and successfully. Large areas have already been cleared, and there is every prospect that the whole of the northern part of the block will by next season be in profitable working.

This applies in even a greater degree to the Board's leaseholds in Mangapoike, on which very large sums are being spent in improvements, and within a very short time the whole of the block will be in profitable occupation. Here, as in Tahora, the drawback is the want of roading, to remedy which the settlers are prepared to spend a considerable sum, and as the road will be the main road between Gisborne and Wairoa, the Board would respectfully urge that this also is a case which should commend itself to the Government as one worthy of prompt assistance.

The success of the Board's operations is largely due to the strong position it has always held in being able to give valid titles. Frivolous and vexatious actions have been threatened, which, whatever the ultimate result, would, if carried to an issue, have cost the Board considerable sums. None of the cases, however, were brought into Court.

The statements of accounts show the receipt of the further concession promised by the bank in the event of prompt payment of the debt, that temporary mortgages to the extent of £5,000 have been paid off, and that the item "Claims on the Trustees" in connection with the earlier management of the Trust estate no longer appears as a liability, all ascertained claims having been liqui-

dated. The interest paid amounts to a large sum—£1,685 11s. 8d.; but the blocks for the benefit of which the mortgage advances were obtained all show a surplus for the year after payment of interest and expenses, and their redemption is only a matter of time. The estimated net surplus at date is £175,811.

We have, &c.,

J. MACFARLANE, Chairman.  
W. SHRIMPTON,  
J. A. HARDING, } Members.

The Hon. the Minister of Native Affairs, Wellington.

SCHEDULE of LANDS held by the East Coast Native Trust Lands Board as at 25th August, 1906.

Lands held.	Areas.			Held for Future Disposal.	Capital Value.	Present Annual Rental.
	Total.	Reserved for Natives.	Leased.			
	Acres	Acres.	Acres.	Acres.	£	£
Maraetaha No. 2, Section 3 ..	2,050	..	..	2,050	3,100	..
"          "          6 ..	2,648	..	..	2,648	7,300	..
Mangapoike No. 2 ..	37,721	4,424	28,218	5,079	34,000	1,224
Mangaokura No. 1 ..	2,027	..	..	2,027	2,000	..
Mangatu No. 5 ..	20,075	..	..	20,075	10,000	..
"          No. 6 ..	20,075	..	..	20,075	10,000	..
Maungawaru No. 2 ..	14,802	..	..	14,802	5,500	..
"          No. 3 ..	18,720	..	..	18,720	7,000	..
Mangaheia No. 2D ..	5,997	..	5,997	..	35,000	1,759
Paremata ..	2,498	50	2,448	..	7,800	405
Pakowhai ..	374	..	374	..	1,600	60
Te Kuri ..	400	400	..	..	6,000	..
Tangotete No. 1 ..	5	5	..	..	75	..
"          No. 2 ..	75	75	..	..	1,125	..
Tahora No. 2 ..	51,104	22,045	18,259	10,800	43,000	560
Tawapata South No. 1 ..	4,376	..	4,376	..	12,000	600
Whangawehi LA ..	980	..	980	..	2,500	60
"          1B and 1c ..	1,204	..	1,204	..	3,000	60
Whataupoko, Section 32a ..	10	..	..	10	450	..
	185,141	26,999	61,856	96,286	191,450	4,728

Remarks.

*Maraetaha No. 2, Sections 3 and 6*, is distant about twenty miles from Gisborne. Unimproved. Good pastoral country. Will be available for lease or for occupation by Natives on adjustment of interests as between the various blocks in the estate.

*Mangapoike No. 2*.—A portion of the 4,424 acres reserved for Natives is partly improved and in the occupation of Natives. The 5,079 acres held for disposal are unimproved, and in the meantime are reserved for lease at a future date or for occupation by Natives. All lessees are rapidly effecting first-class improvements and stocking their holdings.

*Mangaokura*.—Unimproved. Adjoining Crown timber reserve. At present chiefly valuable for its timber.

*Mangatu Nos. 5 and 6*.—Unimproved heavy bush pastoral country of average quality. At present inaccessible for want of road access. Unsuitable for settlement in small areas, but as settlement is rapidly advancing in the direction of these blocks it may be possible in the near future to bring them into profitable pastoral occupation.

*Maungawaru Nos. 2 and 3*.—Unimproved. Very broken, mixed quality. Only suitable for pastoral occupation in large areas. At present entirely without road access.

*Mangaheia 2d*.—Improved pastoral and agricultural land, mostly of excellent quality. All leased. Lessees are effecting further improvements. After payment of interest and other outgoings, part of the rent is paid over to the beneficiaries; the balance is applied towards a sinking fund in redemption of mortgage for £11,000 raised by the Board to pay off the old debt to the bank, and for the expenses of subdivision.

*Paremata*.—Mostly well-improved pastoral country. Rents are applied in payment of interest and towards a sinking fund for redemption of mortgage for £3,000 raised by Board to assist in paying off the bank's claim on the block.

*Pakowhai*.—Improved agricultural land, let on a quarterly tenancy.

*Te Kuri and Tangotete Nos. 1 and 2*.—Valuable agricultural land, partly improved by and in the occupation of Natives.

*Tahora No. 2.*—All leaseholds are being well improved, and will be carrying stock within the next year. 10,800 acres will be offered for lease immediately on completion of survey now in hand.

*Tawapata South.*—Pastoral land, partly improved; further improvements are being effected by the lessee. Rental is applied in payment of interest and outgoings and towards a sinking fund for redemption of mortgage for £6,000 raised by Board to pay off the bank's claim on the block.

*Whangawehi La.*—Partly improved pastoral country. Held under old lease. Rental applied in payment of interest on mortgage raised to pay off bank claim.

*Whangawehi 1b and 1c.*—Partly improved pastoral country. Held under old lease. Rental placed to credit of block pending an adjustment of interests.

ABSTRACT OF RECEIPTS and PAYMENTS of the East Coast Native Trust Lands Board from Date of the Appointment of the Board to the 25th August, 1906.

Receipts.			Payments.		
	£	s. d.		£	s. d.
Sales of freehold—			Bank of New Zealand, on account of a debt	117,416	12 8
Secured to Bank of New Zealand ..	103,646	15 2	Amount lodged with Bank of New Zealand		
Not secured to the bank ..	12,667	18 0	as security for old law-costs ..	1,750	0 0
Sums raised on mortgage ..	33,742	8 4	Trustees' liabilities paid off ..	21,031	10 8
Bank of New Zealand—			Mortgage advances repaid ..	7,742	8 4
Final rebate off debt ..	5,000	0 0	Rents paid to beneficiaries ..	901	15 2
Surplus on produce-consignments and sundries ..	691	1 11	Subdivision expenses and improvements ..	4,399	2 9
Repayment of amount lodged with bank as security for old law-costs ..	1,750	0 0	Sale-expenses ..	1,438	0 6
Rents ..	7,497	9 5	Rates ..	519	8 2
Interest on purchase-moneys ..	2,328	16 10	Interest ..	3,363	17 6
Refunds—			Law-costs ..	993	14 3
Roading and improvements ..	187	18 0	Salaries, members of Board ..	3,400	0 0
Sale-expenses ..	100	0 0	" office ..	708	6 8
Rates and sundries ..	34	1 11	Travelling-expenses ..	211	6 8
Contractors' deposits ..	60	0 0	Office expenditure and audit ..	67	18 5
			Contractors' deposits repaid ..	60	0 0
				164,004	1 9
			Balance, cash in Bank of New Zealand ..	3,702	7 10
				£167,706	9 7
				£167,706	9 7

*Freeholds.*—After sale of the freeholds as shown, the Board still holds for the sole benefit of the Native owners lands of an estimated net value of £175,811.

*Bank Debt.*—At the 30th January, 1904, the amount owing to the bank was £159,029 2s. 4d., off which a rebate of £20,000 was allowed by the bank; £117,416 12s. 8d. was paid by the Board in cash as shown; the balance was liquidated by proceeds of sales of live-stock and produce not included in the bank's accounts, which deal only with the land. After payment of the debt the bank made the further final rebate of £5,000 shown above, and on realisation paid over the surplus of £691 1s. 11d. on produce-consignments and sundries.

J. MACFARLANE, Chairman.  
W. SHRIMPTON, } Members.  
J. A. HARDING, }  
T. A. COLEMAN, Secretary.

Gisborne, 25th August, 1906.

STATEMENT OF RECEIPTS and PAYMENTS of the East Coast Native Trust Lands Board from the 1st August, 1905, to the 25th August, 1906.

Receipts.			Payments.		
	£	s. d.		£	s. d.
Sale of freehold not secured to the Bank of New Zealand—Maraetaha No. 2, part Sections 3 and 6 ..	4,598	0 0	Balance, 31st July, 1905 ..	350	8 7
Purchase-moneys for sales of freehold as per former accounts ..	2,265	11 11	Mortgages paid off ..	5,000	0 0
Rents—			Subdivision expenses and improvements—		
Paremata ..	405	5 10	Mangaheia 2b ..	108	4 8
Mangapoike No. 2 ..	1,426	19 7	Matawhero Nos. 1 and 5 ..	120	14 0
Mangaheia 2b ..	1,756	7 1	Pakowhai ..	4	14 3
Tawapata South No. 1 ..	782	9 4	Mangapoike ..	477	2 10
Pakowhai ..	60	0 0	Tahora No. 2 ..	541	15 5
Whangawehi 1A, 1B, 1C ..	118	2 6	Sale-expenses, valuations, and sundries ..	85	6 6
Moutere No. 2 ..	1	17 6	Rents paid to Native owners ..	621	10 1
Tahora No. 2 ..	361	13 3	Payments on account of Trustees' liabilities ..	4,359	0 10
Interest on purchase-moneys ..	629	15 8	Rates ..	58	19 4
Bank of New Zealand—			Interest ..	1,685	11 8
Rebate off debt ..	5,000	0 0	Law-costs ..	14	17 0
Surplus on realisation of produce and sundries ..	691	1 11	Salaries, members of Board ..	700	0 0
			" office ..	216	13 4
			Travelling-expenses ..	21	8 0
			Audit and office expenditure ..	28	10 2
			Balance, bank credit, 25th August, 1906 ..	3,702	7 10
				£18,097	4 7
				£18,097	4 7

J. MACFARLANE, Chairman.  
J. A. HARDING, Member.  
T. A. COLEMAN, Secretary.

Gisborne, 25th August, 1906.

Examined and found correct.—J. STANDTMANN, F.I.A.N.Z.

## STATEMENT of LIABILITIES and ASSETS of the East Coast Native Trust Lands Board as at the 25th August, 1906.

<i>Liabilities.</i>			<i>Assets.</i>		
	£	s. d.		£	s. d.
Mortgages secured on freeholds ..	26,000	0 0	Freehold lands ..	191,450	0 0
Accrued interest on freeholds ..	326	9 1	Balance of purchase-moneys on sales of freehold properties ..	8,131	2 1
Sundry creditors ..	2,256	0 0	Accrued interest on ditto ..	64	10 5
	28,582	9 1	Rents due and accrued ..	1,045	9 3
Surplus ..	175,811	0 6	Cash in Bank of New Zealand ..	3,702	7 10
	<u>£204,393</u>	<u>9 7</u>		<u>£204,393</u>	<u>9 7</u>

Gisborne, 25th August, 1906.

Examined and found correct.—J. STANDTMANN, F.I.A.N.Z.

J. MACFARLANE, Chairman.

J. A. HARDING, Member.

T. A. COLEMAN, Secretary.

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